

The Paddock, Cottingham, East Riding of Yorkshire
Asking Price £450,000





KEY FEATURES

- Beautiful Detached Property
- Desirable Cul De Sac Setting
- Five Sizeable Bedrooms
- Family Bathroom with Large Shower Cubicle
- Comfortable Lounge with Feature Fireplace
- Fabulous Open Plan Layout Incorporating
- Sitting Room, Study, Dining Kitchen & Utility
- Tenure Freehold
- Council Tax Band F
- Total Room Area 141 Square Metres
- EPC rating D



DESCRIPTION

Enjoying the desirable Cul De Sac setting of "The Paddock" located off Thwaite Street, Cottingham is this Superb FIVE BEDROOM DETACHED home, oozing kerb appeal this 1930's property has been sympathetically enhanced and extended over the years to create a fabulous open plan layout that will appeal to family buyers,

An attractive front entrance door with stained glass feature opens to the HALLWAY welcoming you in to view this family home with feature staircase leading you up to the first floor accommodation. A door opens to the comfortable LOUNGE with feature fireplace and French doors opening to the extensive open plan layout incorporating the SITTING ROOM, STUDY, DINING KITCHEN AND UTILITY with patio doors opening out to the PATIO and the lovingly tended, SOUTH FACING REAR rear GARDEN, a wonderful space for entertaining outdoors and in the whole family to enjoy.

The driveway provides ample OFF STREET PARKING to the front of the property with access to the GARAGE

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the regions motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.





PARTICULARS OF SALE

Entrance Hall

4.4m x 2.43m

An attractive front entrance door with stained glass feature opens to the hallway, welcoming you in to view this beautiful family home. Feature staircase takes you up to the split level landing providing access to the first floor accommodation.

Lounge

4.58m x 3.99m

A comfortable lounge with feature fireplace and coal fire, bay window to front elevation. French doors open to the sitting room.

Sitting Room

6.54m x 4.08m

A light and airy sitting room with feature fireplace and circular windows to side elevation. Patio doors opening onto the patio area, a lovely room enjoying views over the rear garden.

Study

0.00m x 0.00m (0'0" x 0'0")

Open from the sitting room is the study with a range of fitted units and drawer storage, desk and shelving. Ideal for those working from home.

Dining Kitchen

5.84m x 2.76m

Open from the study and sitting room is the dining kitchen with ample space for table & chairs. A range of fitted units to base and walls with contrasting work surface. Built in oven and electric hob with extractor hood above. Integrated dishwasher and under counter fridge. Two windows enjoying views over the rear garden and patio doors opening to the patio area. A door opens to the Utility Room

Utility Room

2.44m x 1.55m

Useful utility room with plumbing for automatic washing machine, fitted cupboard, space for electric dryer and wall mounted central heating boiler.

Ground Floor W.C.

not measured

With low level W.C., wash basin and understairs storage cupboard.

Bedroom One

4.73m x 3.95m

A double bedroom with a range of fitted wardrobes, drawers and shelving. Feature walk in bay window to front elevation.

Bedroom Two

4.11m x 3.55m

A double bedroom enjoying views over the rear garden with space for bedroom furniture.

Bedroom Three

4.73m x 2.43m

A double bedroom with fitted wardrobes and two windows to rear elevations.

Bedroom Four

3.94m x 1.42m

A double bedroom with window to front elevation.



Bedroom Five/ Study

2.60m x 2.45m

A single bedroom currently used as home office/ study with window to front elevation.

Family Bathroom

3.8m x 2.51m

A lavish family bathroom with large shower cubicle with multi jet shower system, panelled jacuzzi bath, vanity unit incorporating his & hers wash basins and toilet with concealed cistern. Fully fitted useful storage cupboards and chrome towel heater.

Garden

Adorned with beautiful mature trees, creating a stunning backdrop to this wonderful outdoor space. Mainly laid to lawn with attractive shrubbery and colourful plantings to borders with an attractive patio area providing an ideal space for table & chairs, ideal for dining "al fresco" or to just sit and enjoy the wonders of this lovely south facing garden.

Garage & Driveway

garage 5.20m x 2.49m

To the front of the property is a block paved driveway providing ample off street parking and access to the garage with metal up and over door providing vehicle access. Power and water supply.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: F

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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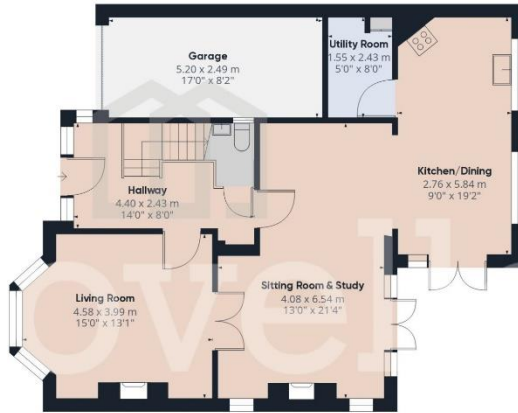
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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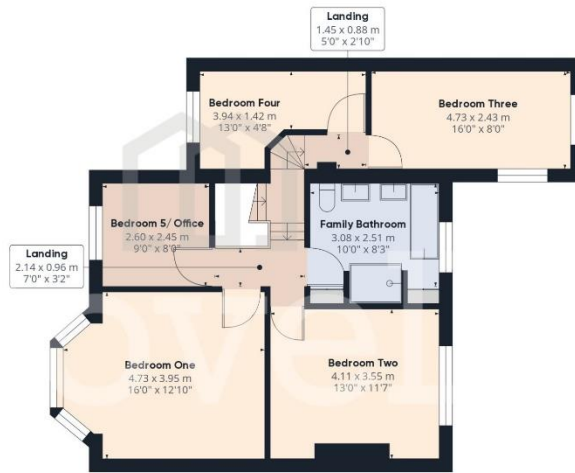


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

154.44 m²
1662.38 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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