



Hull Road, Cottingham, East Riding of Yorkshire  
£550,000





## KEY FEATURES

- Elegant Period Property
- Four Bedrooms, Master with En Suite
- Two Reception Rooms
- Contemporary Dining Kitchen
- Comfortable Lounge & Conservatory
- Lovingly Tended Gardens
- Double Brick Built Garage
- Tenure Freehold
- Council Tax Band F
- Total Room Area 171 Square Metres
- EPC rating tbc



## DESCRIPTION

This Elegant, character property oozes kerb appeal and character offering generously proportioned accommodation. Lovingly upgraded and enhanced by the current owners to present a tastefully styled home that would suit the discerning family buyer.

As you pull up onto the private driveway just take a moment to admire this beautiful period home with its curved bay windows and entrance beckoning you to come and explore.

Open the door into a welcoming HALLWAY with feature staircase leading up to the first floor and original stained glass doors opening to the ground floor accommodation, including GROUND FLOOR W.C.

The comfortable LOUNGE is light and airy with feature bay window to front elevation and a further window to the rear, allowing light to flow through creating a relaxing room for the family to unwind. Double doors open to the adjoining CONSERVATORY, extending the living accommodation whilst enjoying the delights of the gardens.

The formal DINING room is what family gatherings and celebrations was made for with a walk in bay window to the front elevation and a door to the kitchen, creating a lovely room for entertaining family and friends.

At the heart of this family home is the contemporary DINING KITCHEN with central island feature, ample storage and work surface well designed for the culinary member of the family.

To the first floor is the FAMILY BATHROOM and FOUR generously proportioned BEDROOMS, MASTER with EN SUITE all enjoy delightful open views to front and rear.

The SOUTH WEST FACING garden is adorned with beautiful mature trees, hedging and shrubbery. Mainly laid to lawn with an attractive paved patio area and a decorative pergola over, providing a shady area whilst dining "al fresco" There is a vegetable patch and raised beds with colourful plantings, a wonderful outdoor space for outdoor space for the family to enjoy. Ample OFF ROAD PARKING and a DOUBLE GARAGE. Viewing is a pure delight.

## 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 region's 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 Porch

0.68m x 2.31m (2'2" x 7'7")

A charming, curved doorway opens to the porchway.

### Hallway

2.32m x 4.82m (7'7" x 15'10")

Glazed doors open to welcome you in to view this fabulous home with feature staircase leading to the first floor and original stained glass doors opening to the ground floor accommodation.

### Lounge

3.88m x 7.85m (12'8" x 25'10")

A light and airy living room with feature walk in bay window to front elevation and a window to the rear with glazed doors opening to the conservatory, allowing ample light to flow through, a comfortable room, perfect for the family to relax and unwind.

### Conservatory

3.72m x 4.46m (12'2" x 14'7")

Glazed doors open from the lounge into the conservatory extending the living accommodation whilst enjoying views over the rear garden. Part brick and Upvc construction with double doors opening out to the rear garden. Contemporary mosaic pattern flooring and central heating.

### Dining Room

3.56m x 5.01m (11'8" x 16'5")

The formal dining room is what family gatherings and celebrations were made for with a walk in bay window to the front elevation and a door to the kitchen, creating a lovely room for entertaining family and friends.

### Ground Floor W.C. / Utility Room

1.38m x 1.85m (4'6" x 6'1")

Recently fitted modern vanity unit incorporating the wash basin with useful storage cupboard below and toilet with concealed cistern. Contemporary mosaic pattern flooring, space for tumble dryer and cupboard housing the combi boiler.

### Dining Kitchen

4.28m x 5.7m (14'0" x 18'8")

At the heart of this fabulous home is the contemporary dining kitchen with a central island feature and an impressive range of fitted units to base and walls. Complimentary marble effect work surface and upstands. Space for Range Style cooker, American fridge/freezer, plumbed for automatic washing machine and dishwasher.

### Master Bedroom

3.55m x 5.18m (11'7" x 17'0")

A calm and relaxing double bedroom with a range of fitted wardrobes and drawers. Double glazed walk-in bay window to front elevation enjoying views over open fields and countryside.

### En Suite

0.91m x 2.86m (3'0" x 9'5")

Fully tiled En Suite with shower cubicle, low level W.C., and vanity unit with wash basin and useful storage cupboard below. Chrome towel heater and double glazed window.



### Bedroom Two

3.98m x 4.33m (13'1" x 14'2")

A further double bedroom with walk in bay window to front elevation and a range of fitted wardrobes.

### Bedroom Three

2.75m x 3.95m (9'0" x 13'0")

A double bedroom with double glazed window.

### Bedroom Four

2.31m x 2.78m (7'7" x 9'1")

A single bedroom with double glazed window to front elevation and radiator.

### Family Shower/Bathroom

1.39m x 2.85m (4'7" x 9'5")

Fully tiled with large walk in shower cubicle, low level W.C. and vanity unit with wash basin and useful storage cupboard below. Chrome towel heater and double glazed window.

### Garage & Driveway

A wrought iron gate opens to the block paved driveway providing ample off road parking space, leading down to the detached garage with metal up and over door.

### Gardens

Mainly laid to lawn with an attractive paved patio area and a decorative pergola over, providing a shady area whilst dining "al fresco" There is a vegetable patch and raised beds with fruit bearing shrubbery and reclaimed timber flower beds bursting with colourful plantings. A wonderful outdoor space for outdoor space for the family to enjoy.

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## TENURE

The tenure of this property is Freehold.

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## 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/>

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## 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.

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## 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.

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## 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.

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## 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.

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## AGENTS NOTE

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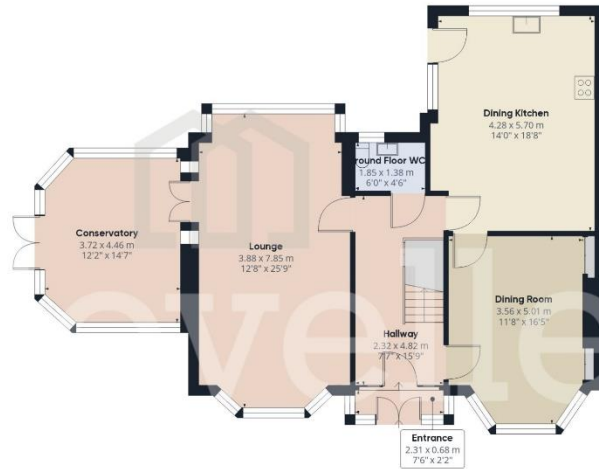
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency

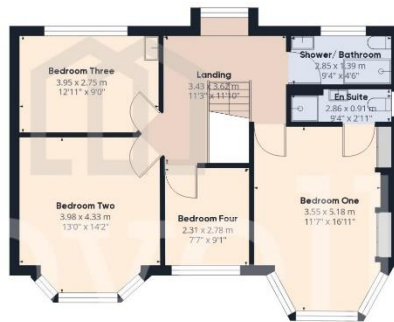


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 171.33 m<sup>2</sup>  
 1844.18 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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