



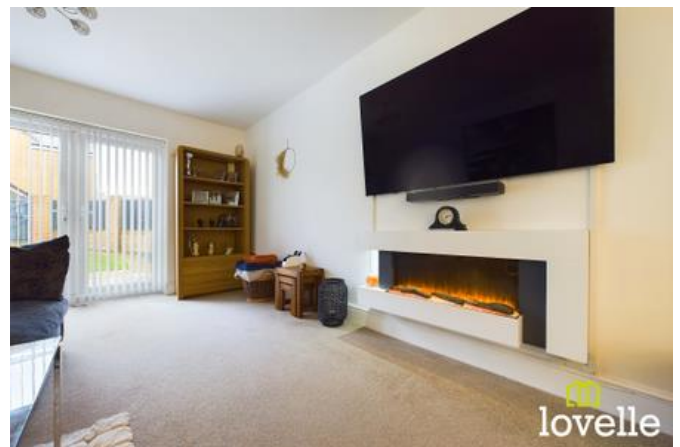
Bromby Close, Cottingham, East Riding of Yorkshire
Asking Price £469,995





KEY FEATURES

- Impressive Detached Home
- Five Bedrooms Main with En Suite Bathroom
- Family Bathroom
- Dual Aspect Lounge
- Open Plan Dining Kitchen/ Family Room
- Utility & Ground Floor W.C.
- Snug/Dining/ Gym
- Double Garage & Off-Road Parking
- Tenure Freehold
- Council Tax Band F
- EPC rating B



DESCRIPTION

"The Bond" is an IMPRESSIVE DETACHED FAMILY HOME. Built by "Charles Church" in 2019 includes the remaining NHBC warranty.

This contemporary home is tastefully styled throughout and offers versatile FIVE BEDROOM accommodation, with the MAIN BEDROOM having ENSUITE BATHROOM and fitted wardrobes.

The welcoming hallway invites you in to view the generously proportioned accommodation on offer with feature staircase leading to the galleried landing and doors to the LOUNGE, ground floor W.C. CLOAKROOM and GYM/DINING ROOM.

There is a fabulous OPEN PLAN LAYOUT incorporating the DINING KITCHEN/ FAMILY ROOM and UTILITY with PATIO doors opening out to the enclosed rear garden, creating a wonderful space for entertaining family and friends.

The property occupies a SIZEABLE PLOT with DOUBLE GARAGE and ample OFF ROAD PARKING space.

A fabulous home, ideal for the family buyer, Viewing is highly recommended!

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 & Hallway

3.86m x 3.24m (12'8" x 10'7")

A composite door opens to a light and airy hallway, welcoming you in to view the generously proportioned accommodation on offer. Feature staircase takes you up to the galleried landing and door to.

Ground Floor W.C.

1.67m x 0.91m (5'6" x 3'0")

Ground floor W.C. with pedestal wash basin and low level toilet.

Lounge

7.16m x 3.92m (23'6" x 12'11")

A comfortable lounge with feature media wall, light and airy being dual aspect with window to front elevation and patio doors opening to the rear garden, a lovely room for the family to relax and unwind.

Dining/Snug/Gym

3.95m x 2.6m (13'0" x 8'6")

Currently used as a gym, this room is a versatile space that can be used in a variety of ways.

Open Plan Dining Kitchen/ Family Room

4.03m x 2.68m (13'2" x 8'10")

A fabulous open plan dining kitchen/ family room with an array of high gloss fitted units with complimentary work surface and upstands. Built in oven with and gas hob with stainless steel extractor hood above. Space for "American" style fridge freezer. Ample space for table & chairs with patio doors opening to the rear garden, creating a wonderful space for entertaining family & friends. Double glazed window, radiator and door to Utility room.

Dining/ Family Room

4.35m x 3.26m (14'4" x 10'8")

Open plan from the kitchen.

Utility Room

2.97m x 1.64m (9'8" x 5'5")

Adjoining the kitchen with a range of fitted units, plumbed for automatic washing machine and space for electric dryer.

Main Bedroom One

4.29m x 3.36m (14'1" x 11'0")

Enjoying open aspects to the front elevation, this double bedroom includes a range of mirrored wardrobes. Two double glazed windows to front elevation, radiator and door to En Suite Bathroom.

En Suite

2.78m x 1.8m (9'1" x 5'11")

A sizeable En Suite Bathroom with shower cubicle, panelled bath, pedestal wash basin and low level W.C. Chrome towel heater.

Bedroom Two

4.01m x 3.75m (13'2" x 12'4")

A double bedroom with two double glazed windows to front elevation. Fitted wardrobes and radiator.

Bedroom Three

3.99m x 3.59m (13'1" x 11'10")

A further double bedroom with double glazed window and radiator.



Bedroom Four

3.3m x 3.04m (10'10" x 10'0")

A further double bedroom with double glazed window and radiator.

Bedroom Five/ Study

2.79m x 2.16m (9'2" x 7'1")

Perfect for the nursery or use as a study with double glazed window and radiator.

Family Bathroom

3.32m x 1.72m (10'11" x 5'7")

The family bathroom includes Shower cubicle, panelled bath, pedestal wash basin and low level W.C. Double glazed obscure window and chrome towel heater.

Double Garage & Off Road Parking

5.52m x 5.42m (18'1" x 17'10")

The double garage is to the rear of the property with remote control doors opening to provide vehicle access, power and light supplied. There is ample off road parking space available for several vehicles.

Gardens

The enclosed rear garden is mainly laid to lawn with an attractive paved patio, a lovely outdoor space for the family to enjoy. A paved walkway takes you round to a timber gate providing access to the rear garages and off road parking area.

TENURE

The tenure of this property is Freehold. Please note that a management fee is payable of approximately £140.00 per year.

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.

The EPC rating of this property is: **B**

AGENTS NOTE

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

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

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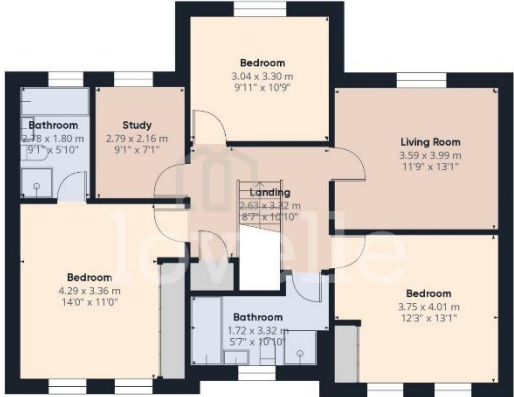


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
195.24 m²
2101.54 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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

