



Middledyke Lane, Cottingham, East Riding of Yorkshire
Offers In Excess Of £550,000





KEY FEATURES

- Characteristic & Unique Property
- 0.5 Acres of Land
- Four Bedrooms
- Three Bathrooms
- Double Fronted & Detached

- Ample Off-Street Parking
- Three Reception Rooms & Utility
- Council Tax Band E
- EPC Rating C
- Tenure Freehold

DESCRIPTION

A RARE FIND!

This property must be viewed to be truly appreciated.

With an outstanding presence on Middledyke Lane, Cottingham, this double fronted, detached property with its wisteria frontage, pitched dormer windows and open brick built porch design, the home really is one of a kind!

Offering four first floor bedrooms, master with ensuite and one with a jack and jill bathroom, the property has been designed with comfort in mind.

The ground floor boasts a separate front lounge, large through lounge diner with dual aspect to the front and rear of the property. Additional conservatory to the south facing garden, country-style kitchen with utility room and ground floor shower room.

There is ample off-street parking to the front secured with brick wall and gated boundary. The property is secure with access to the rear 0.5 acres available to the homeowner.

A generous, sectional garden on offer, with stables, ponds, several out-buildings and greenhouses, all adorned with fruit trees, shrubbery and mature trees.

Arrange your viewing with the Lovelle today!





PARTICULARS OF SALE

Hallway

2.47m x 4.27m (8'1" x 14'0")

An open, brick built, pitched porch covered in wisteria, sets the tone for entry via the UPVC front door.

Upon entry, you are greeted with a light and airy hallway, providing access to the ground floor reception rooms, kitchen and staircase leading to the first floor.

Sitting Room

3.85m x 3.44m (12'7" x 11'4")

A cosy sitting room filled with natural light from the bay window to the front elevation and two windows to the side elevation. A re-instated cast iron fire surround from the previous cottage that once stood on this plot, adds a cosy focal point. Wooden floors and neutral décor ensure the room remains light and airy.

Living Diner

3.62m x 8.19m (11'11" x 26'11")

A large open plan living dining area featuring a bay window to the front elevation and French doors to the sunroom at the rear. A cast iron open fireplace with marble surround provides a focal point for the space. Carpeted and neutrally decorated throughout with an opening leading into the country style kitchen.

Kitchen

3.74m x 4.58m (12'4" x 15'0")

A country style kitchen featuring a range of base and wall units in white with contrasting worktops. Featuring a large gas 6 ring Canon range cooker with two ovens and grill with extractor over, a selection of integrated appliances and Belfast sink. Tiled flooring and ceiling beams to add the charm of a country kitchen. Views over the south-facing garden and side access to laundry room.

Sunroom

3.28m x 3.96m (10'10" x 13'0")

A brick-built sunroom with solid pitched roof. Filled with natural light from windows to both side elevations and rear elevations overlooking the large garden. French doors leading out to patio.

Laundry Room

2.6m x 3.44m (8'6" x 11'4")

Featuring a selection of base and wall units, space for white goods and butler sink with mixer tap. Access to shower room. Door providing access to rear garden.

Shower Room

2.59m x 1.04m (8'6" x 3'5")

Featuring a three-piece suite in white comprising of shower cubicle, hand basin and low flush WC.

Landing

2.28m x 4.67m (7'6" x 15'4")

A bright and airy gallery landing with window to the front elevation. Access to bedrooms and bathroom.

Master Bedroom

4.1m x 3.53m (13'6" x 11'7")

A large double bedroom to the rear elevation. Featuring fitted wardrobes and Juliet balcony overlooking the large rear garden. Neutrally carpeted and decorated with access to en suite.



En Suite

2.17m x 2.46m (7'1" x 8'1")

Featuring a three-piece suite comprising of large, tiled shower cubicle, hand basin in large vanity unit and low flush WC.

Bedroom Two

3.62m x 4.48m (11'11" x 14'8")

A generous double bedroom filled with natural light. Window to the front elevation.

Bedroom Three

3m x 3.63m (9'10" x 11'11")

A double bedroom with window to the rear elevation overlooking the rear garden. Access to family bathroom, jack and jill style.

Bedroom Four

4.14m x 2.87m (13'7" x 9'5")

A double bedroom, or generous single bedroom with window to the front elevation.

Family Bathroom

2.91m x 2.46m (9'6" x 8'1")

A large jack and jill family bathroom featuring a four-piece suite comprising of bath, shower cubicle, hand basin and flush handle WC.

Stables

A selection of stables suitable for a range of uses. Complete with own power supply.

Garage

4.28m x 6.47m (14'0" x 21'2")

A large garage with pitched roof and wooden double doors, proving secure parking or extra storage/workshop.

Outside

The rear, south facing garden has been partitioned into sections. The first, nearest to the property, offers a patio with side access to the driveway, an external shed and brick-built greenhouse. Mainly laid to grass with a small pond with pergola leading to section two of the land.

Section two features stables and garage with greenhouse, laid to lawn with an orchard of fruit trees.

To the bottom of the garden is a large nature pond, two outbuildings with power supply and a pitch roofed summer house, secluded with trees and shrubs, once re-instated this could be a sanctuary at the bottom of the garden to be enjoyed.

To the front of the property, a low brick wall and wrought iron gate secure the boundary of the property with a block paved driveway offering ample off-street parking for multiple cars.

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the northwest 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 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.



TENURE

The tenure of this property is Freehold.

SERVICES

This property is serviced by Klargester – sewage treatment disposal.
This property is serviced by an alarm system. This property benefits from a gas central heating system.

LOCAL AUTHORITY

Council tax band: E

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

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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



