

Whitakers

Estate Agents



Bramble Cottage Chapel Lane, Hull, HU12 0AA

Offers Around £340,000

Whitakers are delighted to bring this delightful 4 bedroom period cottage to the market.

With an array of character features and beautifully maintained and improved by the current owners, the property boasts an impressive 4 bedrooms, 3 reception rooms and two bathrooms and represents outstanding and versatile family accommodation in the heart of the popular village of Ottringham.

Standing on an impressive plot with stunning gardens and ample off road parking, the property briefly comprises; entrance porch with utility room, spacious hallway with shower room, lounge with log burner, study/playroom, kitchen and dining room with second log burner to the ground floor whilst there are 4 generously sized bedrooms and a family bathroom to the first floor.

Also benefiting from South facing rear and side gardens, private gated driveway, detached garage, gas central heating and UPVC double glazing, internal inspection is highly recommended to fully appreciate the size and standard of accommodation on offer.

The accommodation comprises

Entrance porch

UPVC door leads into entrance hallway with laminate flooring, UPVC window and door into...

Utility room

Fitted work surfaces, stainless steel sink with storage cupboard, plumbing for an automatic washing machine, space for appliances, wall mounted combi boiler, vinyl flooring, radiator and UPVC double glazed window.

Hallway

Spacious hallway with laminate flooring, storage cupboard and two central heating radiators.

Downstairs shower room



Tiled shower cubicle with mains shower, low flush WC, wall mounted hand wash basin, tiling to water sensitive areas, tiled flooring and UPVC window.

Lounge 17'11 x 11'8 (5.46m x 3.56m)



Light and spacious lounge with three UPVC double glazed windows, UPVC double glazed double doors to rear garden, laminate flooring, feature fire place with tiled hearth and log burner and central heating radiator.

Study/playroom 12'4 x 12' (3.76m x 3.66m)



With wooden flooring, fire place, UPVC double glazed window, radiator and door to rear lobby area.

Kitchen 15' x 8' (4.57m x 2.44m)



With a range of wall and base level units with hard wood work surface over and tiled splashbacks, Belfast sink with 4 way boiling water taps, space for fridge/freezer, space and plumbing for dishwasher, two UPVC double glazed windows, Range style cooker with extractor hood over, tiled flooring, beamed ceiling and timber and glazed French style double doors to...

Dining room 15'1 x 14'11 (4.60m x 4.55m)



Family dining room with UPVC double glazed box bay window and UPVC double glazed door to rear garden, tiled flooring, beamed ceiling and feature fireplace with tiled hearth and wood burner. Central heating radiator and door to....

Rear lobby

With UPVC double glazed door to rear and stairs to first floor landing.

First floor landing



With carpeted flooring and doors to first floor rooms.

Bedroom One 15'1 x 12'1 (4.60m x 3.68m)



With carpeted flooring, UPVC double glazed window and radiator.

Bedroom Two 12'5 x 12' (3.78m x 3.66m)



With laminate flooring, UPVC double glazed window, radiator, feature fire place and walk-in over stairs wardrobe.

Bedroom Three 10'5 x 7'8 (3.18m x 2.34m)



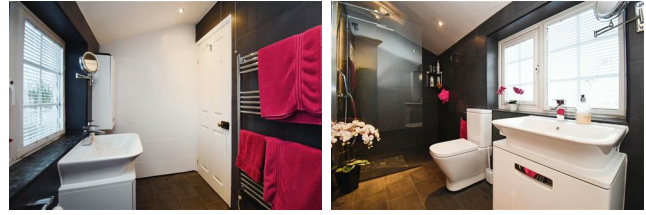
With laminate flooring, built-in cupboards, UPVC double glazed window and radiator.

Bedroom Four 9'8 x 7'11 (2.95m x 2.41m)



With vinyl flooring, UPVC double glazed window and radiator.

Shower room



Stunning shower room featuring walk in double shower with rainfall head and hand held attachment, glazed screen, low flush WC, hand wash basin with vanity cupboard below, heated chrome towel rail, ceiling spot lights, tiled walls and floor and UPVC window to front aspect.

Gardens



Perfectly complementing the property and being a main feature of the same is the amazing outdoor space! To the front of the property and accessed via double gates is a large gravelled driveway providing ample off road parking for multiple vehicles and access to the detached garage. Gated access to the side of the property leads to the rear garden which is gravelled for low maintenance but with mature trees and bushes, fencing and hedges to perimeter, log store and a large patio area from the dining room, perfect for barbecues and entertaining. The patio continues around the property to provide second outside seating/entertaining area accessed from the Lounge with Pergola over and opens out to a stunning mature South facing garden laid mainly to lawn with storage sheds, heated greenhouse and an array of fruit trees, plants and shrubs together with vegetable growing area.

Garage

Accessed from the front driveway is a single detached garage with separate storage area to the rear.

Tenure

We understand the property to be freehold however relevant enquiries should be made of Vendors solicitors.

Council Tax

Council Tax Band E
East Riding of Yorkshire Council

EPC

Awaited

Material Information:

Construction - Standard construction
Conservation Area - Ottringham, East Riding of Yorkshire

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 2 Mbps, Superfast 69 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

Planning - There have been planning applications for properties within the vicinity however nothing specific to this property

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

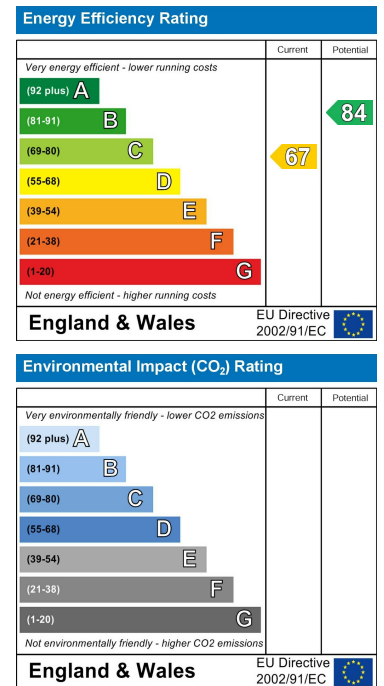


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.