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4 Bedroom House - Detached for Sale

Offers Over £425,000

57 Southwood Road, Cottingham, HU16 5AJ



KEY FEATURES

- 4 LARGE DOUBLE BEDROOMS , 2 WITH ENSUITE SHOWER ROOMS
- SEPARATE UPPER FLOOR 4 PIECE BATHROOM
- OPEN PLAN LIVING / DINING/ KITCHEN AREA
- LARGE KITCHEN WITH MULTIPLE INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- SEPARATE 2ND RECEPTION ROOM / VERSATILITY OF USAGE
- GROUND FLOOR 4TH DOUBLE BEDROOM WITH ENSUITE
- LANDSCAPED GARDENS AND AUTO SLIDING GATES
- INDIVIDUAL ARCHITECT DESIGN / ONE OF A KIND
- POPULAR RESIDENTIAL AREA : EASY ACCESS TO THE VILLAGE CENTRE AND CASTLE HILL HOSPITAL

HEAD OFFICE

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GENERAL DESCRIPTION

This unique detached property offers versatile living space and a high-quality finish throughout. The individual design house is perfect for families, couples, or those seeking a home with a ground floor bedroom and adjoining ensuite. The property features a spacious entrance hall, a cloakroom/WC, an open plan living / dining/kitchen area which opens out to the landscaped rear garden and large south facing patio. There is a separate utility room. The spacious, light and airy ground floor also has a large, second reception room, a versatile room which serves as a sitting room opening to the rear garden with a study / reading area to the rear. Upstairs, there are three double bedrooms, including a principal bedroom with fitted floor to ceiling wardrobes with a secret entrance leading to an en-suite shower room. There is also a four-piece bathroom to the first floor.

The property benefits from gas-fired central heating, underfloor heating downstairs, and uPVC double glazing. Both upstairs bathrooms have electric underfloor heating.

Outside, the property boasts a corner plot with parking at both sides. Wrought iron gates lead to a gravelled driveway at the property facing on to Southwood Road, while automatic gates open to a side driveway with a detached double garage, thus providing ample multi vehicle parking space. The south-facing rear garden is beautifully landscaped and features a large patio area with an electrically operated awning; a feature waterfall, planted borders and a summer house

COTTINGHAM

Cottingham offers various amenities, including local shops, two supermarkets, restaurants, pubs, and cafés. It has excellent schools including 3 primary schools and Cottingham High School and 6th form College. There are also private school options nearby in Anlaby and Hull. Leisure facilities include parks, sports clubs, and community activities.

Cottingham's claim to fame as potentially "the largest village in England" highlights its significant size and population, exceeding that of many towns. This distinction is a source of local pride. The village provides a wide range of amenities, including two shopping streets, Hallgate and King Street, featuring a diverse mix of independent and chain shops. There is a weekly market on Market Green.

There are many places to dine-out with a variety of restaurants, cafes, and bars located across the village. There are also several traditional pubs including The Blue Bell, The Fair Maid, The Duke of Cumberland, The Cross Keys Inn, The King William IV, Hallgate Tavern, and The Tiger.

Cottingham is home to Castle Hill hospital, just a 15 minute walk from the property, the hospital is run by Hull University teaching hospitals NHS serving East Riding patients and beyond. Cottingham is also close to Hull University located east of the property, just a 10 minute's drive away.

For recreation and leisure, Cottingham offers a range of options. Cottingham Parks Golf & Leisure Club provides a comprehensive leisure experience with two golf courses, a driving range, gym, swimming pool, Jacuzzi, steam room, sauna, and a hair and beauty salon. King George V playing fields provide open space for outdoor activities. There is also a well-established football club, Cottingham Rangers AFC.

LOCATION

Southwood Road leads into Cottingham centre and is located between Castle Road and The Parkway. The property is situated on a corner plot near the junction with Southwood Gardens.

Cottingham train station is a short walk away, providing easy access to the towns located on the Hull to Scarborough railway line including Bridlington, Driffield, Beverley and Hull where trains to London Kingscross, Leeds, Manchester and Sheffield can be caught.



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ENTRANCE HALLWAY

UPVC door - Tiled floor - Underfloor heating - Access to the ground floor WC - Winding staircase to the upper floor

GROUND FLOOR WC

6'5" x 2'9"

Sink set on cupboard unit - Tiled splash-back - Tiled floor with underfloor heating - Extractor fan

OPEN PLAN KITCHEN / DINING

20'0" x 11'3"

Open plan dining kitchen opening to the living area/room - Comprehensive range of base and eye-level units including a promontory with cupboards under - Feature display lights over promontory - Granite worktops - Tiled walls - Integrated Bosch dishwasher - Integrated Bosch microwave - Integrated double oven - Electric hob - Extractor hood over - Tiled flooring - Underfloor heating - Recessed down-lights - Space for American style fridge freezer - Underfloor heating - Opening to the dining area

LIVING ROOM OPEN PLAN FROM KITCHEN / DINING AREA

18'2" x 13'5"

Tiled flooring with underfloor heating - Double French doors with windows to the side opening to the rear garden and patio - Window with aspect to the side - recessed ceiling down lights - Underfloor heating

UTILITY ROOM

8'2" x 6'11"

Comprehensive range of base and high-level units, - Single drainer stainless sink- Monochrome mixer tap - Tiled splash-backs - Half glazed door to the rear
Space and plumbing for washer and dryer

RECEPTION 2 / SITTING ROOM

22'0" x 10'2"

Second reception room - Versatile room, suitable for a variety of uses - Space for study area and sitting area - 2 sets of double French doors to the rear patio - Tiled flooring with underfloor heating

BEDROOM 4

17'7" x 8'0"

Ground floor bedroom 4 - Double room - Feature skylight windows with auto blinds - Aspect to the rear - Wall lights - Tiled flooring with underfloor heating - Leading to ensuite shower room

BEDROOM 4 ENSUITE

8'0" x 3'3"

Tiled floor - Double cupboard unit - Bowl vessel sink set on countertop - Tiled splash-back - Feature mirror - Shower cubicle with folding glass doors - Tiled floor - Low flush WC - Built-in shelf units - Under floor heating

FEATURE STAIRCASE AND LANDING

Feature winding staircase - Feature wall lights - Feature turret windows - Oak balustrades - Fitted carpet
Landing
Feature vertical panel radiator - Fitted carpet

BEDROOM 1 / PRINCIPAL ROOM

13'1" x 12'4"

Super king size room - Fitted floor to ceiling wardrobes - Wardrobe style doors opening to the ensuite - Recessed downlights - Fitted carpet - Aspect to the rear

BEDROOM 1 ENSUITE

11'3" x 3'2"

White towel radiator - Tiled floor - Low flush WC - Pedestal basin - Tiled splash-back - Shower cubicle with folding shower door - Underfloor heating



BEDROOM 2

13'6" x 9'1"

Large double room - Fitted carpet - Vertical panel radiator

BATHROOM

10'9" x 6'3"

Sink set in cupboard units - Base and eyelevel units - Tiled splash back - Feature mirror - Spa bath - Separate shower cubicle - White towel radiator - Tiling to the bath area - Tiling to the shower area - Tiled flooring - Low flush WC set in unit - Underfloor heating

BEDROOM 3

13'6" x 8'9"

Double room - Fitted carpet - Vertical panel radiator

GARDENS

Sliding automatic gates - Wrought iron gates to the front parking area - Gravel to the front with parking for 2+ cars - Gravel to the side with parking for 2 plus cars - Lawn to the rear - Feature waterfall - Large patio area - Summer house - High vertical panel fencing to the side and rear - Pitch fencing to the other side - Wrought iron fencing and gate to the front

DOUBLE GARAGE

17'1" x 17'1"

Automatic door - Side door from the garden - Power

EXTRA DETAILS

Underfloor zoned heating to the ground floor

Individual architect build

Unique turret

UPVC double glazing

Gas central heating

Energy efficient high C rating

300mm loft insulation

Total floor area: 154 square metres / 1,657.64 square feet

Planning approved for an upper floor extension

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Accompanied viewings for your buyers

An Open House event when appropriate

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