

Whitakers

Estate Agents



Coates Cottage Main Road, Burton Pidsea, HU12 9AX

£325,000

Nestled within the heart of the sought after village of Burton Pidsea. This beautifully presented COTTAGE seamlessly combines RUSTIC CHARM with a contemporary lifestyle.

As you drive through the archway and onto the gravelled courtyard, the property boasts striking brickwork and characterful features, adorned with mature trees, creating a stunning backdrop to this wonderful outdoor space.

Once inside the Cottage offers generous and versatile accommodation. There is a comfortable LOUNGE with feature fireplace and LOG BURNING STOVE. At the heart of this home is a fabulous OPEN PLAN DINING KITCHEN with French doors opening out to the courtyard, creating a wonderful space for entertaining family & friends.

There are THREE DOUBLE BEDROOMS and a lavish FAMILY BATHROOM with full suite to include: shower cubicle, his & hers sink, toilet and free standing bath.

Stairs lead from the main bedroom down to the ground floor bedroom with fitted wardrobes and French doors enjoying views over the garden.

Outside, the Cottage benefits from easily maintained gardens with attractive pergola providing shelter and paved walkways taking you around to the timber SUMMER HOUSE and garden shed.

This community of Burton Pidsea offers a friendly atmosphere with amenities including : a shop, pubs, and a school and a village hall with children's play park, holding various events throughout the year.

Viewing is highly recommended !

Accommodation Comprising

Entrance & Hallway 15'5" x 6'10" (4.7 x 2.1)



A contemporary composite entrance door opens to welcome you in to Coates Cottage. Feature staircase takes you up to the mezzanine landing with velux window allowing ample light to flow through. Feature fireplace, light fitting and attractive slate flooring. A door opens to

Ground Floor W.C.

Ground floor W.C. with low level toilet and vanity wash basin. Brick pattern tiling, light fitting, radiator and laminate flooring.

Dining Area 15'5" x 9'10" (4.7 x 3.0)



The dining area enjoys views over the garden, open from the kitchen with French doors opening onto the garden, creating a wonderful space for entertaining family & friends. Feature log burner, beamed ceiling, light fitting and slate tiling to feature wall. Radiator and tiled floor

Kitchen 16'8" x 11'1" (5.10 x 3.40)



At the heart of the cottage is the fabulous contemporary kitchen with an array of bespoke fitted cabinets, contrasting work surface and brick pattern tiled splashbacks. Integrated tall fridge and freezer, Feature "Aga" cooker, dishwasher and ceramic sink with mixer tap. Two double glazed windows, light fitting, radiator and tiled floor.

Lounge 21'7" x 13'11" (6.60 x 4.26)



The sumptuous lounge features a log burning stove, solid wood flooring, high ceiling and French doors opening out to the garden. Two further double glazed windows allowing ample light to flow through this light and airy living room. Curtains, light fitting, radiator and solid wood flooring.

Lounge Feature



Mezzanine Landing 10'9" x 8'6" (3.3 x 2.6)



Garden



Bedroom One 15'1" x 11'1" (4.60 x 3.40)



A double bedroom with radiator and Velux window enjoying views over the garden. Stairs take you down to a further double bedroom. Light fittings and radiator.

Archway Access 11'9" x 9'2" (3.60 x 2.80)



Fitted with electric car charging point with double gates opening to the courtyard.

Bathroom 11'9" x 9'10" (3.6 x 3.0)



A lavish family bathroom with full suite to include: shower cubicle, his & hers sink, toilet and free standing bath. Velux window, towel heater and light fittings.

Landing to Hall



Outside



As you walk through the arched entrance into the garden, just take a breath and take in this beautiful outdoor space. Adorned with mature trees to the neighbouring properties, creating a stunning backdrop to the cottage garden. Steps take you up to the paved patio area, well designed for family gatherings and socialising with an attractive timber pergola providing a shaded area. Raised decking and artificial lawn make this lovely outdoor area easy to maintain. Walkways invite you around the garden taking you to the summer house and timber shed with electrics, lighting, floor coverings and shelving. Woodstore and wheelie bin store.

Bedroom Two 15'1" x 13'11" (4.60 x 4.26)



A double bedroom with double glazed window enjoying views over the garden. Light fitting and radiator.

Bathroom



Bedroom Three (Ground Floor) 16'8" x 10'2" (5.10 x 3.10)



Bedroom three is a double bedroom on the ground floor with triple fitted wardrobes and built in storage cupboard. Double glazed French doors open out to the garden. Light fitting and radiator.

Gated Access



Parking

There is a decorative stone chipped area, ideal for off road parking.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

EPC Rating C

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 sale 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.

Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE and Vodafone okay, O2 good

Broadband - Basic 19Mbps Superfast 80 Mbps

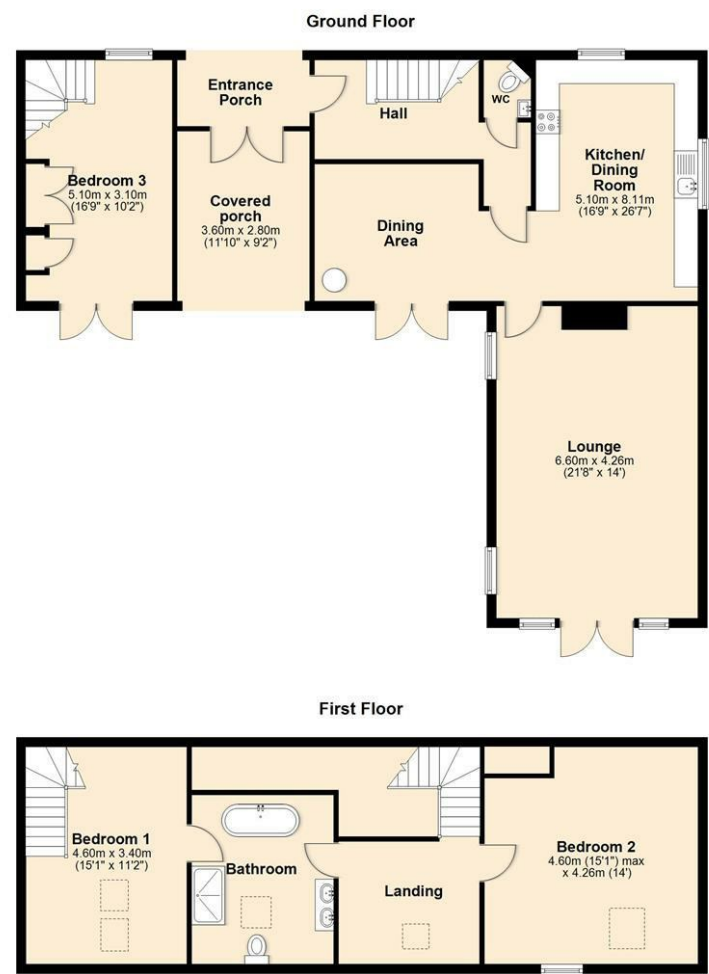
Coastal Erosion - No

Coalfield or Mining Area - No

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.

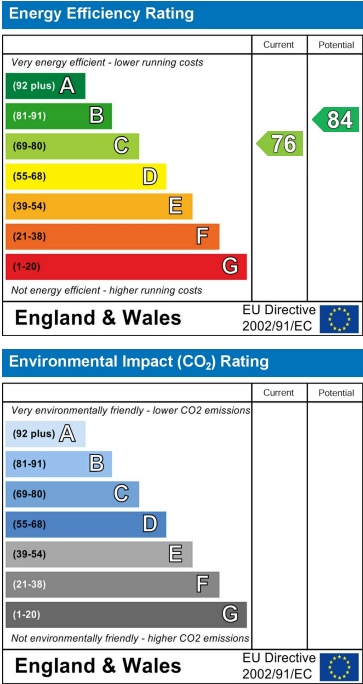
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.