



## Oaklands Park Lane, Cottingham, East Yorkshire, HU16 5RX

- Substantial Four Bedroom Detached Family House
- Semi Rural Location
- Entrance Porch with Hallway
- Sun Room, Utility Room and GF WC
- Oil Fired Central Heating System and Double Glazing
- Generous Garden Plot of c.0.62 acres
- Generous Parking Area and Double Garage
- Lounge, Breakfast Kitchen and Dining Area
- Four First Floor Bedrooms and Bathroom with Sep WC
- Viewing Recommended

**Offers In The Region Of £475,000**



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# Oaklands Park Lane, Cottingham, East Yorkshire, HU16 5RX

An individual and well proportioned 4 bedroom detached house occupying a semi rural location fringing the suburban village of Cottingham the property having originally been built for the then owner of the adjacent horticultural business, the property is uPVC double glazed with oil central heating and provides ideal family accommodation, set within landscaped gardens and grounds of approximately 0.62 acres having an attached double garage. Briefly the accommodation comprises of; entrance lobby, entrance hall, lounge, 30ft kitchen/breakfast/diner, sun room, utility and WC to the first floor there are four bedrooms and family bath/shower room. Generous parking area to the front. Viewing via Leonards.

## Location

The property is located on Park Lane towards the Northern fridge of this popular commuter village, Park Lane contains a number of horticultural business's and residential property's, the house being approximately one mile from the village centre. Cottingham offers comprehensive range of local services shops and facility's being convenient for the neighbouring city of Kingston upon Hull and access on the the A164 Humber Bridge approach road leading to the A63 and National motorway network.

## Accommodation

The accommodation comprises

## Ground Floor

### Entrance Porch

8'9" x 9'10" (2.689m x 3.016m)

With stone feature pillars to frontage and having a uPVC frame with leaded double glazed windows, tiled flooring, full high glazed panel and door opening to

### Entrance Hall

7'0" extends to 9'10" x 12'2" (2.150m extends to 3.018m x 3.730m)

Having staircase leading up to the first floor, recessed cloak's, laminated boarded floor and radiator.

### Lounge

19'10" x 13'9" (6.069m x 4.205m)

Window to the front elevation, again with laminated boarded floor, skirting radiators, Hamlet multi fuel room stove raised tiled hearth, television point and twin folding glazed doors leading to

### Breakfast Kitchen

21'2" x 11'4" max (6.456m x 3.474m max)

Fully fitted with comprehensive range of base draw and wall units complemented by block effect work surfaces with inset 1½ bowl stainless steel sink and mixer tap, breakfast bar, electric oven/grill, four plate ceramic hob with extractor chimney hood over, integrated dish washer, bin storage and fridge. The breakfast room has a single French door opening to the rear gardens and leads on to

### Dining Area

8'7" x 9'10" (2.627m x 3.010m)

Window to the rear elevation, laminated floor and radiator.

### Sun Room

15'10" x 23'8" (4.840m x 7.223m)

Semi circular in shape, the sun room having a laminated boarded floor being of uPVC with double glazed windows and doors opening to the gardens.

### Utility Room

8'8" x 16'5" (2.665m x 5.029m)

Approached from the kitchen, the utility has fitted base units, single stainless steel sink, tiled floor and rear door to gardens, radiator. Separate WC with half tiled walls, ladder radiator and wash hand basin.

## First Floor

### Landing

Having loft hatch and airing cupboard housing sealed hot water cylinder. Window to the side elevation and access to roof void.

### Bedroom One

10'3" x 13'3" to wardrobes (3.141m x 4.055m to wardrobes)

Window to the front elevation, fitted with recessed wardrobes and radiator.

### Bedroom Two

9'9" to back of wardrobes x 13'5" (2.974m to back of wardrobes x 4.093m)

Window to the rear elevation, fitted wardrobes and radiator.

### Bedroom Three

10'5" max narrows to 7'9" max x 10'6" max (3.176m max narrows to 2.380m max x 3.202m max)

Window to the rear elevation and radiator.



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#### Bedroom Four

9'5" x 10'3" (2.886m x 3.137m)

Window to the front elevation, wardrobes, recessed cupboard and radiator.

#### Bath / Shower Room

9'4" x 6'9" (2.851m x 2.069m)

Corner panel bath, vanity basin with display, drawer and cupboard below, double width shower cubical, fully tiled to floor and walls, window to the side elevation and radiator.

#### WC

Low flush WC, half tiling to walls.

#### Attached Double Garage

18'0" x 17'11" (5.495m x 5.480m)

With remote electric roller door to frontage and housing Trianco oli fired central heating boiler, the garage having power and light with separate pedestrian access door and external covered store

#### Gardens

The property is approached through a wrought iron gated access with stone drive to the frontage allowing for ample parking. There are raised lawns to one side, with mature trees and plantings, further lawn and terraced stone/flagged gardens and ornamental tree planting to the rear, planted boarder, feature rockery with stone built pond, timber pergola and garden storage buildings.

#### Viewings

Strictly by appointment through the Sole Agents Leonards on (01482 330777 / 375212

#### Energy Performance Certificate

The current energy rating on the property is E (49).

#### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

#### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number COH359160000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

#### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

#### Services

The mains services of water and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested. The property having an oil fired central heating system with drainage being to a septic tank.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Tenure

The tenure of this property is Freehold.

#### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

#### Free Sales Market Appraisal/Valuation

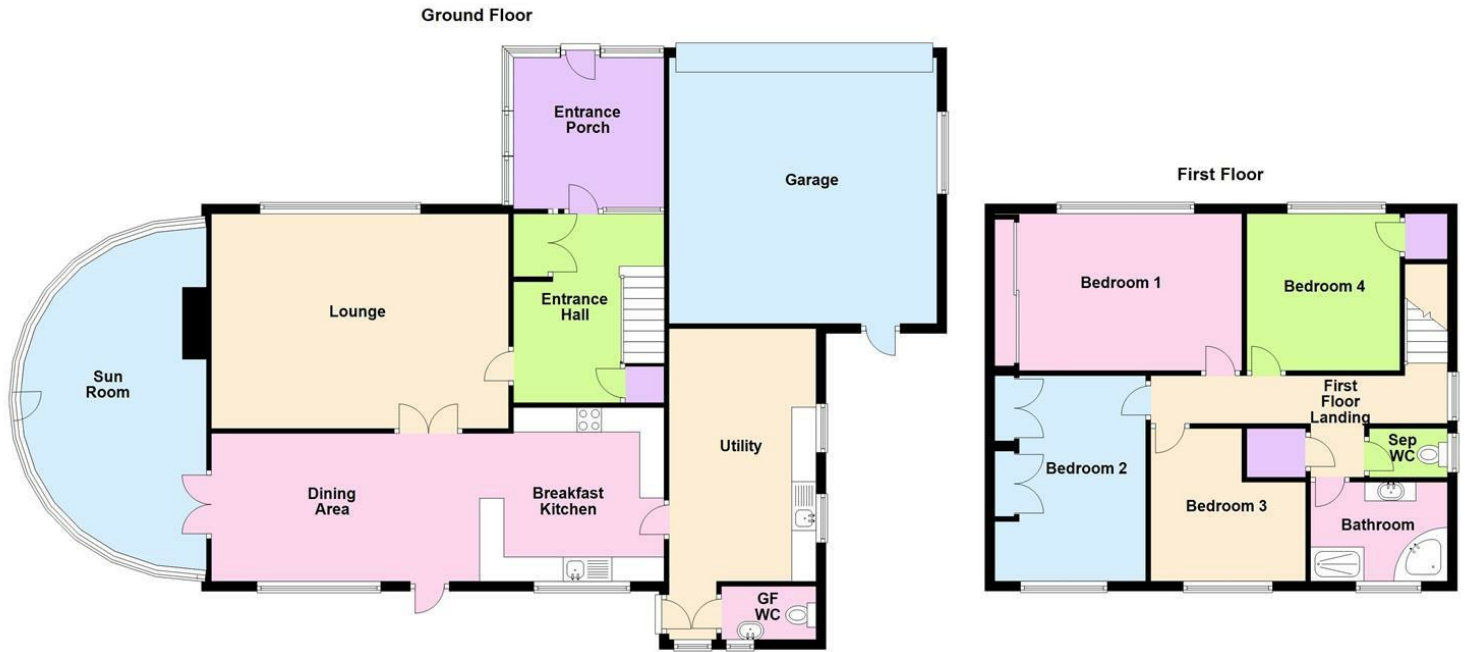
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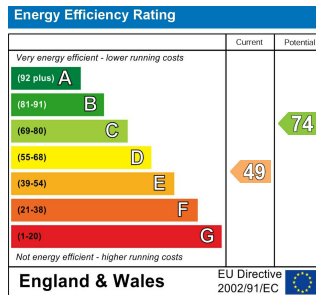
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Potential Layout for guidance purposes only.  
Room Measurements are approx.  
Plan produced using PlanUp.

**Oaklands , Park Lane, Cottingham**



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