

LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants



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 £455,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

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

Nestled in the desirable area of Park Lane, Cottingham, this modern detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property is ideal for those who value both space and privacy. With an enclosed garden, the house ensures privacy and security for pets,

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to provide a harmonious flow throughout the living spaces, ensuring that every corner of the home is both functional and welcoming.

The bathroom is thoughtfully designed, catering to the needs of a busy household while maintaining a contemporary aesthetic.

One of the standout features of this property is the ample parking available for multiple vehicles, a rare find that adds convenience for families with multiple cars or those who enjoy hosting visitors.

This modern home in Cottingham is not just a place to live; it is a sanctuary that offers comfort, style, and practicality. With its prime location and generous living spaces, it is sure to appeal to discerning buyers looking for a perfect family residence. Do not miss the chance to make this delightful property your own.

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

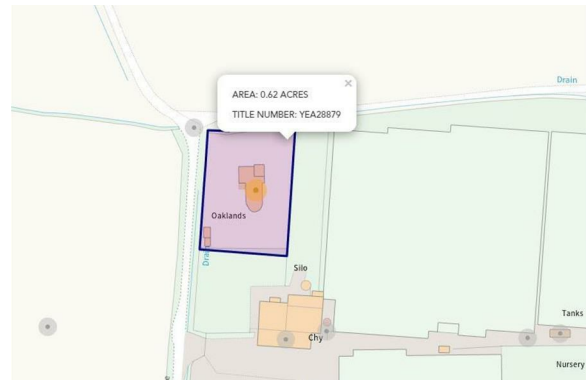
9'9" to back of wardrobes x 13'5" (2.974m to back of wardrobes x 4.093m)

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.



View all our properties at.....



LEONARDS
SINCE 1884

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

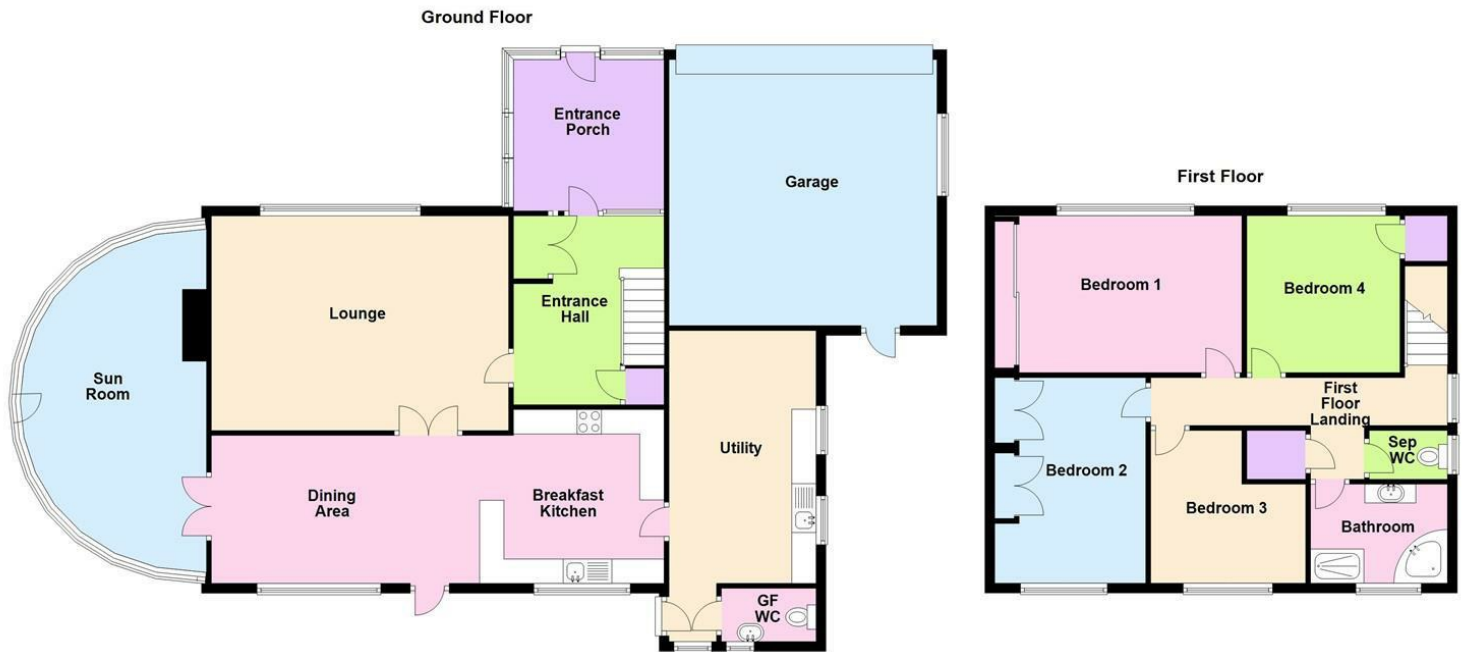
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



View all our properties at.....

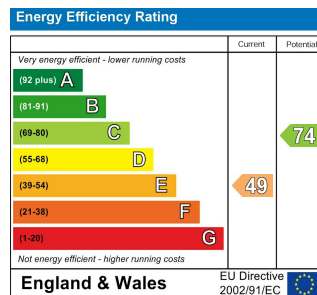


LEONARDS
— SINCE 1884 —



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

Oaklands , Park Lane, Cottingham



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.