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FOR SALE
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11 Arncliffe Way, Cottingham, East Yorkshire, HU16 5DH

LEONARDS

SINCE 1884

- **Superb Semi -Detached Property**
- **Fitted Kitchen**
- **Gas Central Heating System- Double Glazing**
- **Close to local amenities**
- **Three Bedrooms**
- **Attractive Gardens**
- **Spacious Sitting/Dining Room**
- **Modern Family Bathroom**
- **Driveway - Single Garage**

Occupying a good location is this three bedroom semi-detached home. Enjoying an attractive plot with with driveway and garage. Pretty front and rear gardens this property is not to be missed. This accommodation has the benefit of gas central heating to radiators, double glazing and comprises an entrance hallway, sitting/dining room with a feature "Period Style" open fireplace. To the first floor there are three bedrooms and a family bathroom. VIEWING IS MOST HIGHLY RECOMMENDED.

Asking Price £227,500



Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well-regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other. The property itself is located on Arncliffe Way, which forms a cul-de-sac/crescent with Langdale Crescent on the North-Eastern side of The Parkway close to Southwood Road.

Entrance Hallway

A lovely entrance to this home having staircase to the first floor accommodation, understairs cupboard that provides storage.

Sitting/Dining Room

23'5" x 12'7" (max) (7.15m x 3.86m (max))

A lovely bright room having double glazed windows to both front and rear elevations. The focal point to this room we feel is the "Period Style " open fire place with attractive fire surround. Coving to ceiling. Two Radiators.

Fitted Kitchen

9'11" x 9'4" (3.04m x 2.85m)

This room we found to be most practical & workable which has been fitted with a comprehensive arrangement of wall and base units with matching work preparation areas over. Attractive tiling to splashbacks. Sink unit with mixer tap. Fitted appliances include oven, hob extractor hood, fridge Freezer & dishwasher. Plumbing for washing machine. Wall mounted Gas central heating boiler. Double glazed window and door to the rear elevation. Radiator.

Landing

This area we found to be most spacious, having doors which lead off into the individual room. Loft Access. Double glazed window to the side elevation.

Master Bedroom

12'7" x 11'3" (into-recess) (3.84m x 3.43m (into-recess))

Having double glazed window to the front elevation. Coving to ceiling. Radiator.

Bedroom Two

11'1" x 10'7" (3.38m x 3.23m)

Double glazed window to the rear elevation. Coving to ceiling. Radiator.

Bedroom Three

8'10" x 7'11" (2.70m x 2.43m)

This room is presently been used as a study. Having double glazed window to the rear elevation. Coving to ceiling. Radiator.

Family Bathroom

8'0" x 5'4" (2.44m x 1.65m)

Fitted with a three piece suite comprising, paneled bath with shower attachment over, shower screen. "Traditional Style" pedestal wash hand basin, low level wc. Superb stylish tiling to all walls. Heated towel radiator. Double glazed window to the rear elevation.



Outside

There is a open plan garden to the front of the property which has been laid to lawn with shrubs. The driveway is situated to the side of the property which provides parking. The single garage has up and over door with light laid on. The pretty gardens to the rear have been laid to lawn with trees and shrubs. The attractive block paving provides attractive sitting areas.

Energy Performance Certificate

The current energy rating on the property is (C) 72

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number COH009011000 .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 procurement 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, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

Personal Interest Declaration

Under the Estate Agents Act 1979 we are obliged to advise that the seller of this property is an family member of an employee of Leonards.

Agents Notes

There is a waterway to the rear of the property, ownership is unknown. Purchasers should ascertain Legal advice for any further information.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

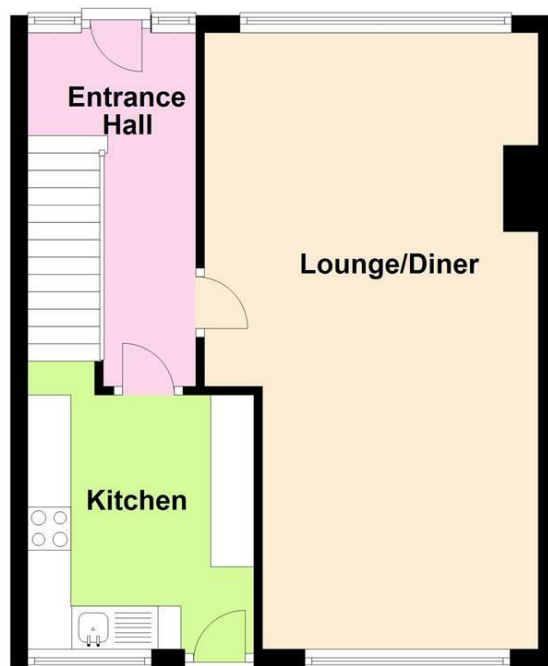
Free Sales Market Appraisal/Valuation

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.





Ground Floor



First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

11 Arncliffe Way, Cottingham

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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