



18 North Moor Lane, Cottingham, East Yorkshire, HU16 4JH

- Three Storey Detached Family House
- Entrance with Hallway and Stairs off
- Lounge with Dining Area
- Three First Floor Bedrooms, En Suite and Shower Room
- Off Road Parking with Rear Garden Area and Garage
- Extended Accommodation
- Ground Floor Bathroom
- Kitchen and Garden Room Areas with Utility off
- Second Floor with Loft Bedroom

Offers In The Region Of £295,000



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Three storey detached family house, priced to allow for some updating and repair. Located off Dunswell Road the accommodation comprises:- Entrance, inner hall, ground floor bathroom, lounge area, dining area, kitchen area, garden room area, utility area, first floor with three bedrooms, en suite shower room and additional shower room. second floor loft bedroom. Off road parking to the front with side restricted access to the garage and rear garden. Gas central heating system and double glazing. Viewing via Leonards.

Location

Located off Dunswell Road the property is well placed for access into Cottingham village centre. Cottingham is a well regarded village within the East Riding of Yorkshire and is well served by a host of local amenities, two supermarkets and educational facilities.

Entrance Area

Main front entrance door provides access into the property. Inner door provides access into:

Inner Hall

Stairs to the first floor accommodation with under stairs cupboard, radiator and access into the ground floor rooms off.

Ground Floor Bathroom

7'10" x 6'0" (2.400m x 1.841m)

Suite of corner bath, wash hand basin and WC. Window to the side elevation, radiator and tiling to the walls and floor.

Lounge Area

12'5" back of cb x 10'10" + bay (3.810m back of cb x 3.319m + bay)

Bay window to the front elevation, room heater, radiator and access into:

Dining Area

10'5" to back of cb x 13'11" (3.186m to back of cb x 4.246m)

Window to the side elevation and access into:

Kitchen Area

18'5" x 9'10" (5.618m x 3.021m)

Containing a range of free standing base units, wall cupboards and sink unit. Window to the side elevation, radiator and open plan access into:

Garden Room Area

17'8" x 9'8" (5.388m x 2.952m)

Overlooking the rear garden area with French doors and patio door to the side.

Utility Area

7'11" x 4'3" (2.436m x 1.312m)

Space for washing machine, wall mounted boiler.

First Floor Landing

Access to all rooms off along with stairs to the second floor with small desk recess area.

Bedroom One

13'11" extends to 18'4" x 12'0" (4.259m extends to 5.595m x 3.673m)

Two windows to the rear elevation and radiator. Access into:

En Suite Shower Room

3'10" x 7'10" (1.183m x 2.403m)

Suite of shower cubicle, wash hand basin and WC. Towel rail radiator.

Bedroom Two

10'8" to wardrobes x 10'11" (3.271m to wardrobes x 3.333m)

Window to the front elevation, radiator and wardrobes.

Bedroom Three

9'3" x 11'8" (2.841m x 3.571m)

Window to the side elevation, radiator and cupboard.

Shower Room

5'10" x 5'10" (1.787m x 1.800m)

Shower cubicle, wash hand basin and WC. Towel rail radiator.

Second Floor



Loft Bedroom

9'5" x 18'5" + 14'9" max x 13'2" max (2.888m x 5.636m + 4.503m max x 4.028m max)

Windows to the front and rear elevations, cupboard and eaves storage.

Outside

Parking space to the front, side restricted access to the rear. The rear garden area is presently designed for some low maintenance with an artificial grass area.

Garage

12'11" x 16'9" (3.952m x 5.119m)

Front access door, side window and door.

Store Room

11'9" x 14'0" (3.584m x 4.277m)

French doors to the side elevation.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number COH331003000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Energy Performance Certificate

The current energy rating on the property is D (67).

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.

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 not been tested. We understand that drainage is via a private joint septic tank shared with others and is contained off site.

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

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*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.



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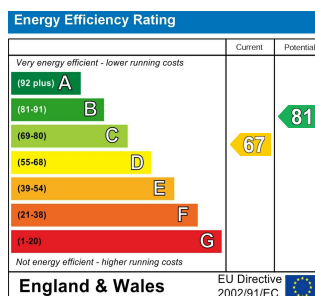


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Potential Layout for guidance purposes only.
Room Measurements are approx.
Plan produced using PlanUp.

18 North Moor Lane, Cottingham



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