

3 Bedroom Semi Detached House

New Village Road, Cottingham, Hull, HU16 4ND

£380,000



• UNIQUE OPPORTUNITY !! • TRADITIONAL PROPERTY WITH LAND • POTENTIAL FOR DEVELOPMENT • SUBJECT TO PLANNING PERMISSIONS • 3 BEDROOMS & 3 BATHROOMS • SPACIOUS DINING KITCHEN • ORIGINAL FEATURES & BEAMED CEILINGS • MUST BE VIEWED





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£380,000

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Exciting and unique opportunity to acquire a spacious traditional property with land! The property offers huge potential for development, outbuildings, stables, etc. (subject to the necessary planning permissions)

The property is set well back from the road with its own gardens and grounds and briefly comprises of a spacious characterful lounge, generously proportioned dining kitchen, cloakroom, bathroom, and there is an integral door to the main garage and also door through to the rear garden area.

To the first floor that are 3 generously proportioned bedrooms and 2 shower rooms. Outside to the rear the mature established garden has a lovely display of trees, plants, flowers and shrubs with a large timber outbuilding all accessed via a gated arched entry. To the front of the property the garden is many laid to lawn with a private drive adjacent with space for multi-vehicle off-road parking or hard standing area.

As one would expect from a property of this calibre, there is a gas central heating system and majority double glazing.

Potential investors/developers should not miss this unique opportunity!

Location

The property is ideally located within the most sought-after village of Cottingham with all amenities much needed for day-to-day living.

There are busy independent traders in the heart of the village including a library, post office and bank.

Regular road and rail connections provide easy access to Hull City Centre and the historic market town of Beverley.

There are reputable schools, colleges and academies close by for the growing family.

There is also a choice of fitness centres, golf park, a health centre and doctor surgery.

The Civic Hall plays host to many interesting events throughout the year, creating a real sense of community.

For those wishing to spend quality leisure time with family and friends there are many busy, vibrant and well visited family restaurants and cafe bars to choose from within the village.

A truly great place to call home!

Property Description

Ground Floor

Entrance - Partial sealed unit double glazed front entrance door leading through to the lounge...

Bay Windowed Lounge - 22' 2" x 14' 2" (6.78m x 4.34m)

Extremes plus door access to extremes narrowing to 3.69m.

Sealed unit double glazed bay window with aspect over the front garden area.

Further double glazed window also with aspect over the front garden area.

To the bay is a further double glazed window.

Door leading through to the side entrance lobby.

Marble fireplace with open grate and tiled insert and hearth.

Further chimney breast with a rustic brick niche and tiled hearth.

Beamed ceilings.

Classic style radiators.

Solid wood flooring.

Dining Kitchen - 25' 10" x 11' 10" (7.88m x 3.61m)

Extremes to extremes.

Double glazed multi paned windows with aspect over the front garden areas and private drive.

Built-in ceramic double bowl sink unit with solid wood



work surfaces.
 Built-in drawer and storage unit.
 Space for a cooker.
 Space for larder fridge.
 Space for larder freezer.
 Space for a good sized dining table.
 Classic style radiators.
 Beamed ceiling.
 Ceramic tiled flooring.

Side Entrance Lobby - Double glazed windows.
 Double glazed multi paned door providing access to the side garden and private drive.
 Under stairs storage cupboard.
 Ceramic tiled flooring.

Inner Lobby - Classic style radiator.
 Beamed ceiling.
 Built-in low-level storage cupboard.
 Further double glazed door providing access through to the private drive.
 Further double glazed windows.
 Double glazed stable style entrance door.
 Ceramic tiled flooring.

Bathroom - 3 piece suite comprising of a roll top bath, high-level cistern W.C. and wall mounted wash hand basin. Double glazed opaque window.
 Classic style radiator.
 Beamed ceiling.
 Ceramic tiled flooring.

Cloaks Area - Classic style radiator.
 High-level multi paned window.
 Ceramic tiled flooring.

Garage - Leading off from the rear entrance lobby...
 The garage has double timber access doors, a service door leading through to the rear garden.
 Multi paned window adjacent.
 Plumbing for automatic washing machine.
 Gas central heating boiler.
 Power and light.

First Floor

Landing - Split level.
 Spindle rail enclosure.
 Double glazed multi paned window looking out over the front garden area.
 Classic style radiator.

Bedroom One - 13' 1" x 12' 0" (4.01m x 3.67m) Extremes to extremes.



Double glazed multi paned windows looking out over the front garden area, side drive and side garden areas.
Beamed ceiling.
Classic style radiator.
Solid paneled wood flooring.

Shower Room One - Separate shower enclosure, circular wash stand with mixer tap over and contrasting tiled surround and low flush W.C.
Sealed unit double glazed multi paned opaque window.
Radiator.
Coordinating ceramic tiled flooring.

Bedroom Two - 11' 7" x 10' 4" (3.54m x 3.15m) Extremes to extremes.
Dual aspect, double glazed multi paned window looking out over the rear garden area and a further double glazed window looking out over the private drive and front garden areas.
Radiator.
Solid paneled wood flooring.

Shower Room Two - 3-piece suite comprising of a walk-in shower enclosure, wall mounted wash hand basin and low flush W.C.
Built-in storage cupboard.
Concealed central heating boiler.
Chrome effect upright towel rail/radiator.
Recessed down lighting.
Coordinating tiled flooring.

Bedroom Three - 9' 4" x 8' 5" (2.85m x 2.58m) Extremes to extremes.
Sealed unit double glazed multi paned window looking out over the private drive and the side garden areas.
Beamed ceiling.
Radiator.

Exterior

Rear Garden - Outside to the rear the mature established garden has a lovely display of trees, plants, flowers and shrubs with a large timber outbuilding all accessed via a gated arched entry.

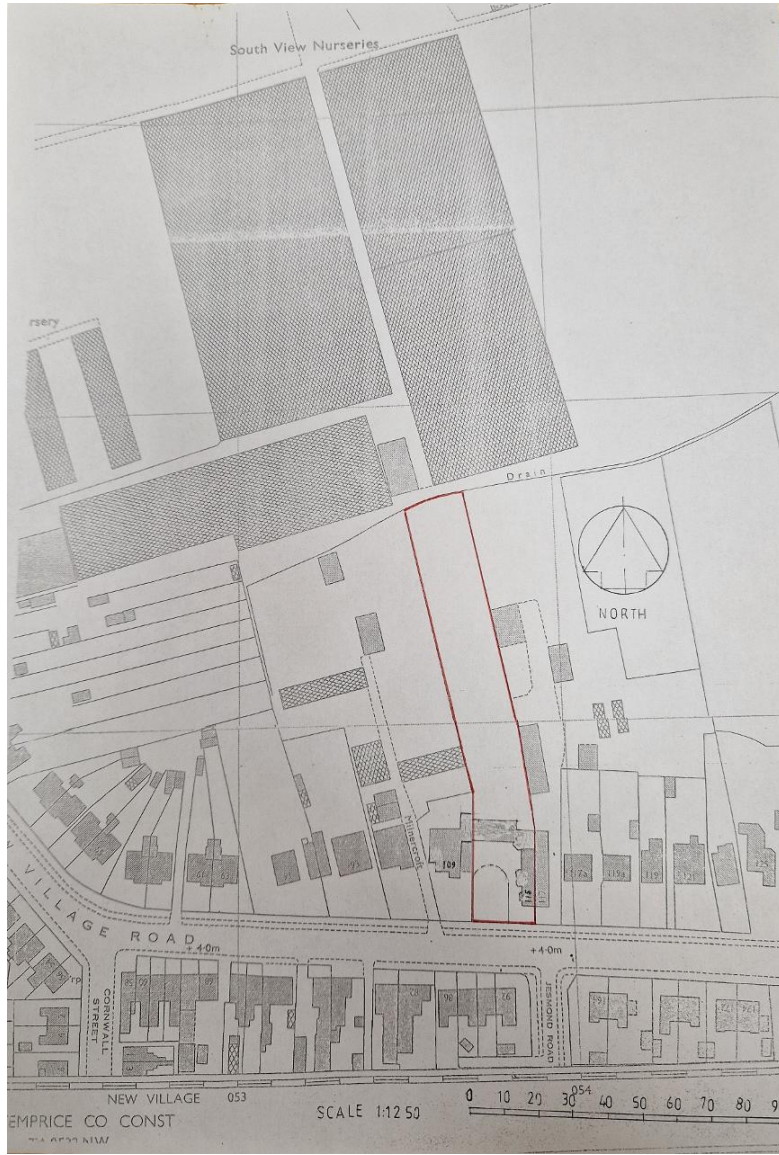
Front Garden - The front garden is many laid to lawn with a private drive adjacent with space for multi-vehicle off-road parking or hard standing area.

Council tax band: C

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.









| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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