

No. 1 Oakhurst, Dunswell Road

Cottingham

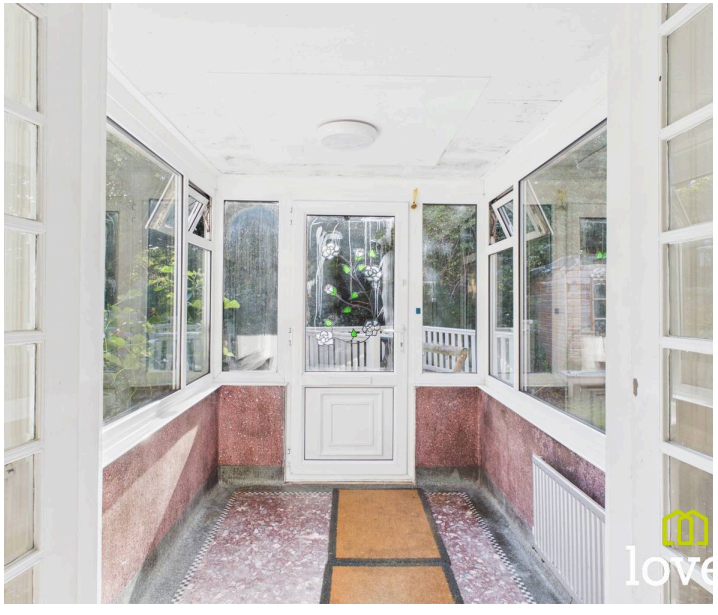
Asking Price: £100,000

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1 Oakhurst Dunswell Road

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Welcome to this bright & airy ground floor apartment within the Annex of Oakhurst House, a fabulous Victorian Villa built in 1892! This is an exceptional opportunity for those seeking a home with character, generous room proportions & the exciting potential for full renovation. This vacant property offers a blank canvas for buyers to create their dream home while retaining the charm of its period features. Inside you are greeted by impressively large rooms that provide space and flexibility, the interior is flooded with natural daylight enhancing the atmosphere & highlighting the original plasterwork details that nod to the property's rich history! Recent rewiring & the installation of a Vaillant Eco25 gas combi boiler brings peace of mind & a head start for those planning a modern refurbishment, while the practical layout ensures a seamless flow throughout & offers the possibility of an open-plan layout. The generous proportions of the bedroom & the sitting room offer ample space & versatile living, with the opportunity to reconfigure the layout to a more modern arrangement. A garage & car port provide valuable parking & storage, adding to convenience of this unique home. Situated close to Cottingham Train Station & Cottingham village centre, this apartment is perfect for commuters & those who appreciate easy access to local amenities. Set in mature, private grounds & with its blend of period elegance & renovation potential, this property is a rare find & an opportunity to unlock the full potential while creating a bespoke living environment tailored to your tastes!









Entrance Lobby
6' 6" x 6' 3" (1.97m x 1.90m)
A uPVC glazed entrance lobby laid to decorative polished stone flooring & wall coverings. A marble stepped entrance to the property is via glazed, double doors. There is lighting, a central heating radiator & views across the garden.

Central Hallway
5' 4" x 8' 4" (1.62m x 2.55m)
A light-filled central area providing access to all four rooms, the walls are timber panelled the electrical meter & recently-upgraded consumer unit is located in here. There is decorative plasterwork to the ceiling, timber & glazed double doors lead out to the entrance lobby.

Kitchen
12' 8" x 5' 4" (3.85m x 1.62m)
Fitted with a range of White gloss base & wall units, there is a stainless steel double sink & drainer with a Swan-neck mixer tap over, a free-standing electric oven, the walls are mainly tiled & there is space for an under-counter refrigerator. A large picture window floods the room with natural daylight & provides views across the garden, the floor is laid to a vinyl covering & there is a central heating radiator.

Sitting Room
17' 3" x 10' 10" (5.25m x 3.31m)
A grand reception room boasting a fabulous, Victorian decorative plasterwork ceiling. There is a living-flame fire within a tiled surround, a large stained & obscure glass window shares daylight between the bedroom & this reception room & there is a large picture window with views across the garden. A spacious room, semi-open plan to the kitchen, providing ample space for seating & dining.







Bedroom
13' 9" x 12' 0" (4.19m x 3.67m)
Also boasting a wonderfully decorative plasterwork ceiling, this spacious double bedroom benefits from two full-height walk-in closets, one is fully tiled with a window & was previously configured as an ensuite. There is a large picture window to the East elevation which allows the early morning Sunrose to flood the room with natural light.

Bathroom
9' 7" x 5' 6" (2.92m x 1.67m)
A bright & spacious bathroom with a large obscure glass window to the front elevation. Featuring a three piece suite comprising of a large walk-in cubicle with a MIRA electric shower, a close-coupled W.C & a pedestal wash basin all in brilliant White & with Chrome fittings. The walls are tiled in the main, there is a full-height airing cupboard with connections for an automatic washing machine, there is a mirrored vanity unit & the decorative plasterwork ceiling continues into this room.

- Vacant Property
- Opportunity for full Renovation
- Large Rooms
- Mature Private Gardens
- Period Features
- Garage & Car Port
- Close To Cottingham Train Station
- Recently Re-wired
- A Bright & Airy Property



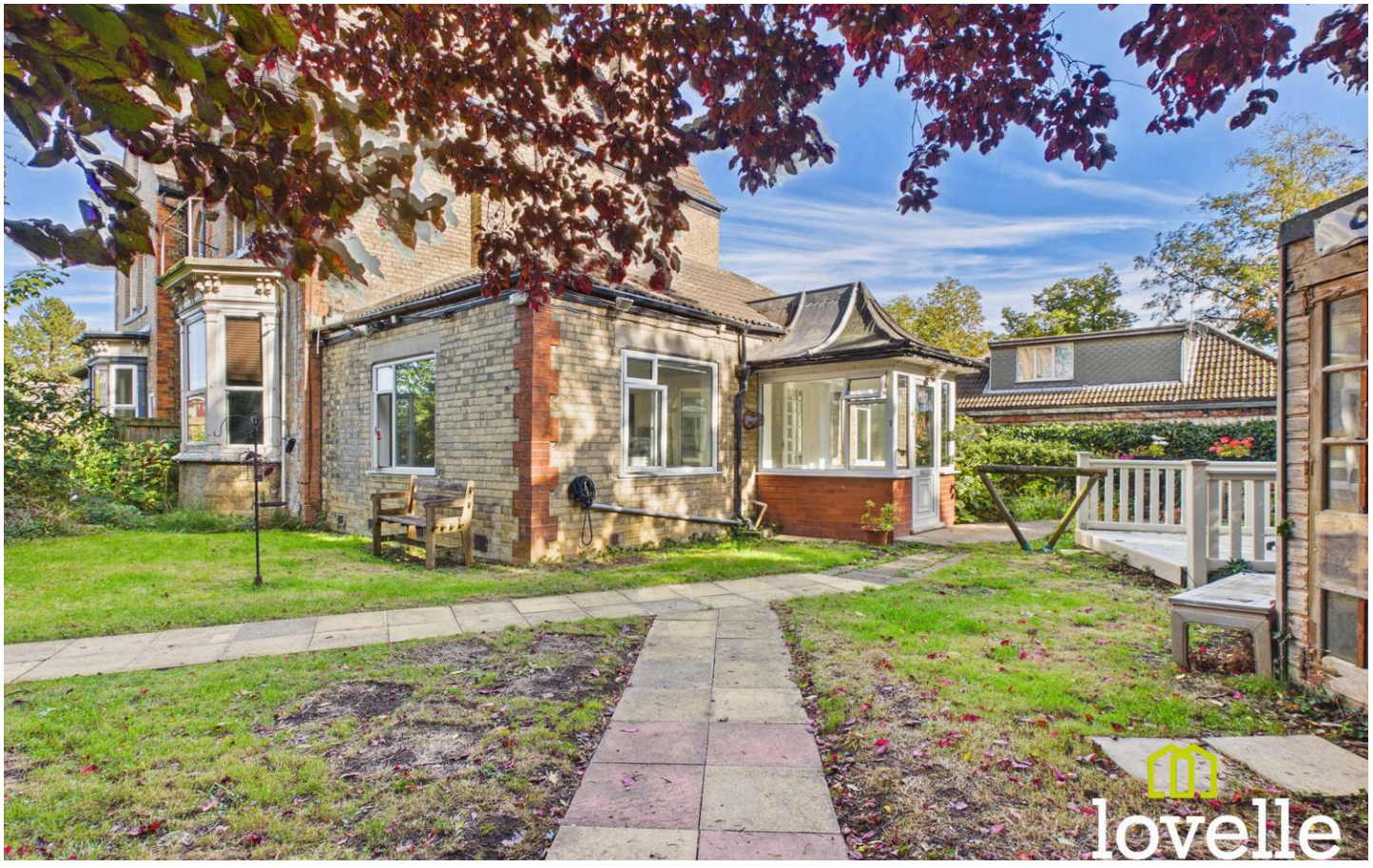











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COMMUNAL GARDEN

A fabulous wrap-around garden sat behind a low Victorian wall, with a wrought iron gate for access from the path up to the main entrance of Oakhurst House. There is a mix of lawn & mature borders with well-established trees providing privacy & a wonderful backdrop. There is a composite, raised sun-deck with balustrade around, a timber summer house & steps leading down to the parking area, garage & car port beyond.

Garage en bloc

2 Parking Spaces

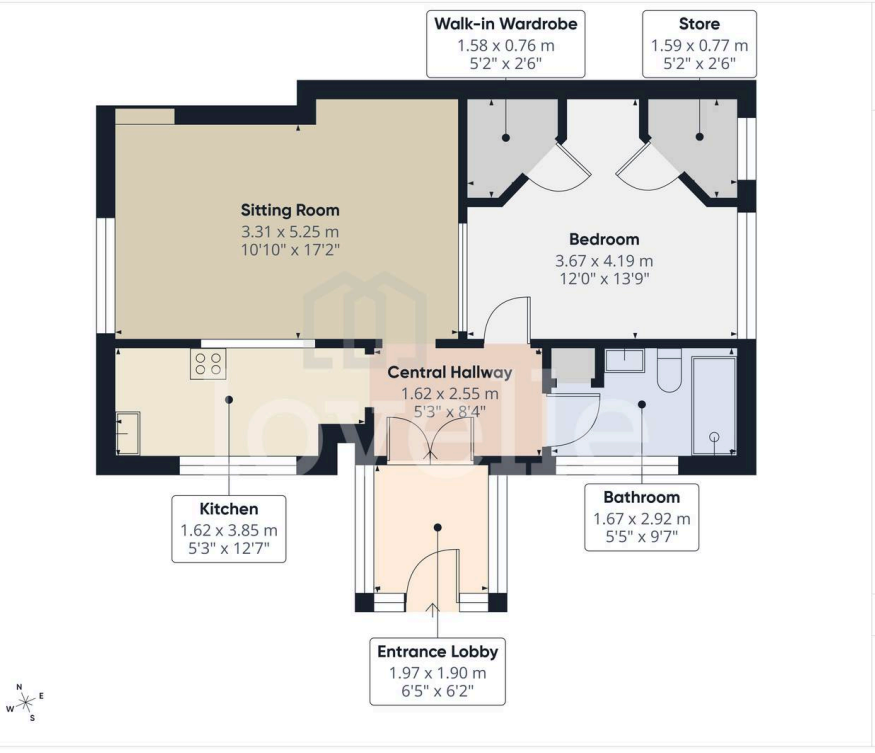
Benefitting from a garage & a carport, offering two dedicated parking spaces & further parking available in the communal parking area on a first come first served basis. Private & secure, away from the main road & located at the bottom of a long, tree-lined driveway.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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Approximate total area(1)

53.2 m²

572 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

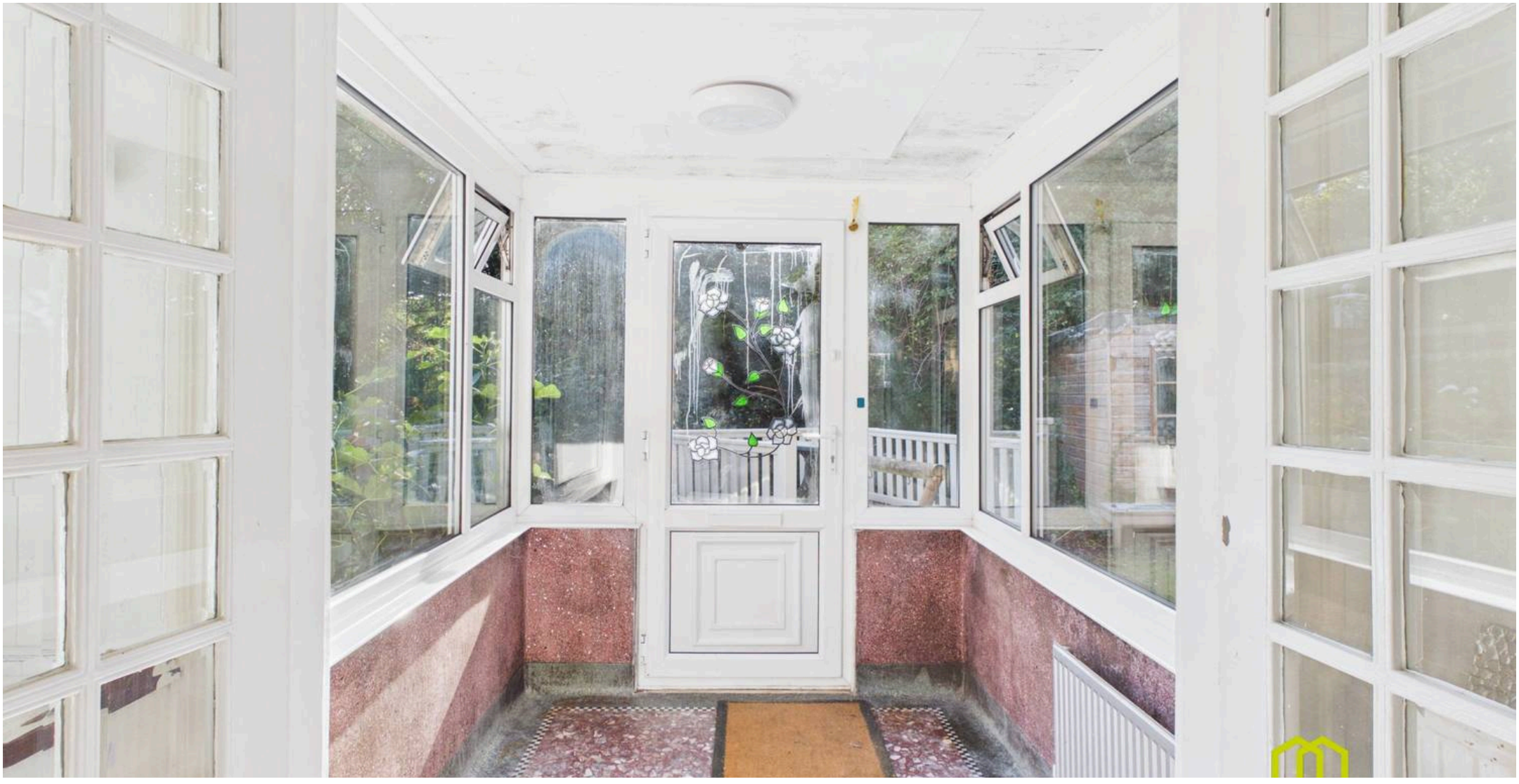
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HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website https://www.lovelle.co.uk/privacy-policy/ and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



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