



Paxley House, 8 Endyke Lane, Cottingham, HU16 4QD

£560,000



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- EXPANSIVE FAMILY HOME EXTENDING 2300 SQUARE FEET IN SIZE
- DECEPTIVELY SPACIOUS
- 5 BEDROOMS
- FOREVER FAMILY HOME
- WEALTH OF OPPORTUNITY
- ESTABLISHED GARDENS AND POTENTIAL PLOT
- 4 RECEPTION ROOMS
- DETACHED GARAGE AND GENEROUS DRIVEWAY
- SOLAR PANELS TO ROOF
- ONE ACRE PLOT

Occupying an established 1 acre (approx.) plot, Staniford Grays introduce Paxley House to the open market having been retained by the family for over one hundred years.

This existing family home offers a generous layout with extended family living along with a potential development plot given the expansive plot size (subject to necessary permissions and enquiries).

The arrangement of character ground floor living space comprises; Reception Hallway, Formal Lounge with Garden Room beyond, Sitting Room/Reception 2, Snug, Dining/Dayroom/Kitchen, Utility Room and W.C. To the first floor level a generous landing provides access to Four Double Bedrooms including a Dressing Room and Ensuite to the Principal Bedroom, a Fifth Bedroom and Family Bathroom.

To the exterior a generous entrance drive with ample parking provision provides access to a Double Detached Garage. Solar panels to the property roof. Established front side and rear gardens exist with privacy provided to all perimeter boundaries making this a forever family plot opportunity.

Given the uniqueness of the development opportunity and plot size, Paxley House comes highly recommended for an internal viewing with the sole selling agent Staniford Grays.

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GROUND FLOOR

ENTRANCE HALLWAY 12'5" x 5'9" (3.79 x 1.77)
Accessed via decorative glazed entrance door, a welcoming entrance to this well appointed, improved and extended family home, with staircase approach to first floor level with balustrade and spindles, wall panelling. Access provided to ground floor reception rooms.

RECEPTION ONE / LOUNGE 16'0" x 11'8" (4.89 x 3.57)
With crescent uPVC bay window to the front outlook, double doors lead to an informal snug, a central focal point provided via wall mounted gas fire.

RECEPTION TWO / SITTING ROOM 16'0" x 12'2" (4.89 x 3.72)
With crescent uPVC bay window, centrally mounted gas fire to chimney breast, a generously sized and versatile second reception room.

SITTING ROOM 12'1" x 14'8" (3.70 x 4.49)
With uPVC double glazed windows to the side elevation, laminate to floorcoverings, double doors leading to the kitchen / day room, used currently as an informal reception area.

KITCHEN / DAY ROOM 26'0" x 13'8" (at longest & widest point) (7.93 x 4.18 (at longest & widest point))
Serving as the heart of this family home, being immaculately appointed throughout and having been extended into a dedicated day room space.
The day room area benefits from dining area provision with bifolding doors leading to the external garden spaces, uPVC double glazed window to side and automated Velux rooflight providing an abundance of natural daylight, leading open plan through to the main body of the kitchen space.
The kitchen has well appointed contemporary style wall and base units, contrasting work surfaces, centrally positioned kitchen island, generous storage provision with deep cupboards and pan drawers, inset sink and drainer to kitchen island, integrated fridge and freezer, integrated dishwasher, space and provision for further white goods, uPVC double glazed windows to the side elevation, inset spotlights to ceiling, underfloor heating throughout, large format tiling to floorcoverings. Leads to side entrance door with deep storage cupboard also.

UTILITY ROOM 6'0" x 8'8" (1.85 x 2.65)
With base units, work surfaces, space and provision for washing machine and tumble dryer, internal window to snug.

CLOAKROOM / W.C
With pedestal wash hand basin, low flush w.c, uPVC double glazed privacy finish inner window.

SNUG 11'7" x 10'5" (3.54 x 3.20)
With laminate to floorcoverings, double doors lead to the expansive garden, inset spotlights to ceiling, used currently as an informal reception space/ sunroom.

FIRST FLOOR

LANDING 11'4" x 10'6" (3.46 x 3.21)
With uPVC double glazed window, access provided to five bedrooms and house bathroom.



PRINCIPAL BEDROOM With uPVC double glazed window to the side elevation, of a generous size with space for freestanding bedroom furniture, accessed through to dedicated dressing room with hanging rails. Lead into...	13'2" x 12'5" (4.03 x 3.81)
EN SUITE BATHROOM Neutrally appointed with white sanitaryware incorporating P-shaped bath with showerhead and console over, low flush w.c, pedestal wash hand basin, tiling to floorcoverings and splashbacks, uPVC privacy window, inset spotlights to ceiling.	
BEDROOM TWO With uPVC double glazed windows, decorative fire insert, of double bedroom proportions with space for freestanding bedroom furniture.	13'0" x 11'6" (3.98 x 3.52)
BEDROOM THREE With uPVC double glazed windows and of double bedroom proportions.	12'0" x 9'8" (3.68 x 2.97)
BEDROOM FOUR With uPVC double glazed windows, fitted cupboard, decorative fire insert.	11'10" x 13'1" (3.61 x 4.01)
BEDROOM FIVE Has potential to be used as a nursery or study, with uPVC double glazed window.	9'8" x 5'11" (2.95 x 1.81)

HOUSE BATHROOM
Smartly appointed with P-shaped bath with showerhead and console over, pedestal wash hand basin, low flush w.c, inset spotlights to ceiling, heated towel rail, tiling to floor and wallcoverings.

OUTSIDE
Being prominently positioned within a convenient Cottingham setting, offering an expansive plot with a wealth of opportunity and potential, ideally coming suitable for families looking to make this their forever family home.
A wrought iron gated driveway offers handstanding parking provision for multiple vehicles, with an established front garden area and secure gated side access to Detached Garage (7.00m x 4.50m) with personnel access door to side, up&over garage door, offering further potential for conversion (subject to the necessary permissions).
An expansive side and rear garden features, with established planting, shrubbery and borders, laid to lawn grass section that really must be seen to be fully appreciated given the space and potential on offer. A patio terrace extends from the immediate building footprint, with external tap points, power sockets and external lighting. Photo-voltaic roof panels to south facing elevation.

POTENTIAL BUILDING PLOT
Further opportunity exists to build an individually styled detached home that abuts Endyke Lane itself; please see the associated outlying imagery. Please note that the planning potential would need to be investigated by an onward applicant, but given the scale and length extending approximately 65 meters, offers Hope Value to the existing plot. The vendors would not be willing to make a sale conditional upon any future planning permission and as a consequence Paxley House and the associated land / outbuildings would be required to be transacted on an unencumbered basis.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'F'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

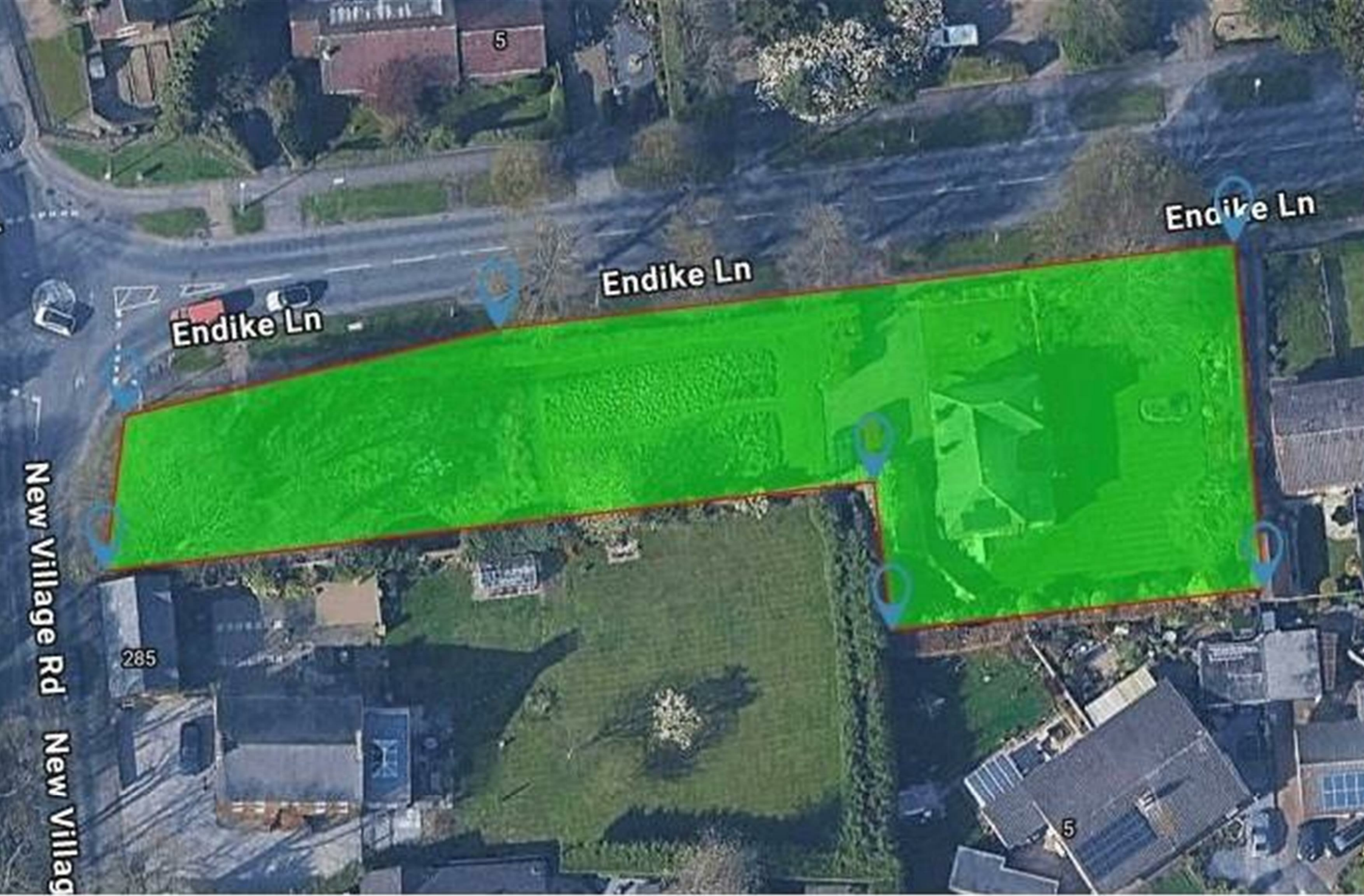
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Endike Ln

Endike Ln

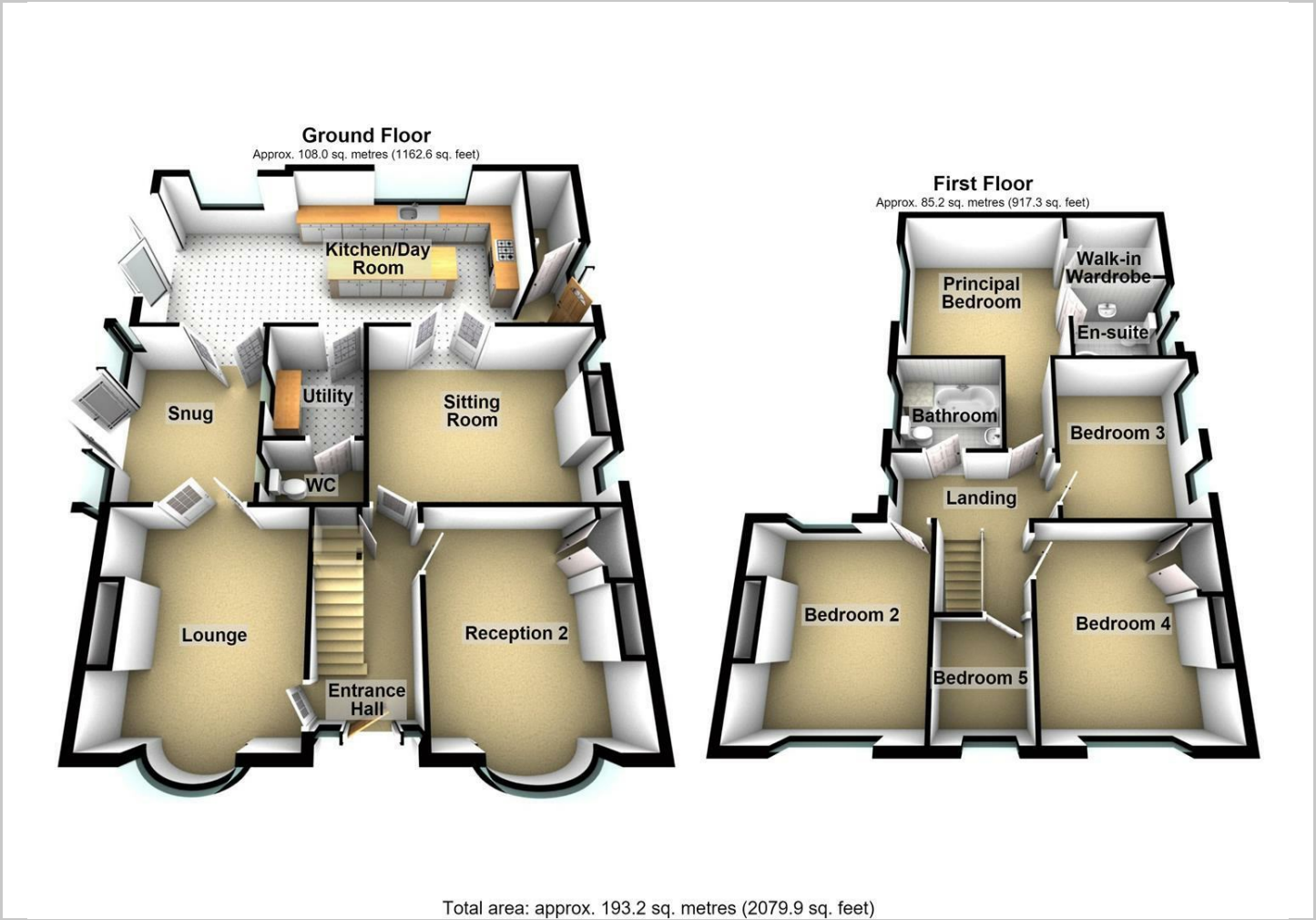
Endike Ln

New Village Rd New Village

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Floor Plans



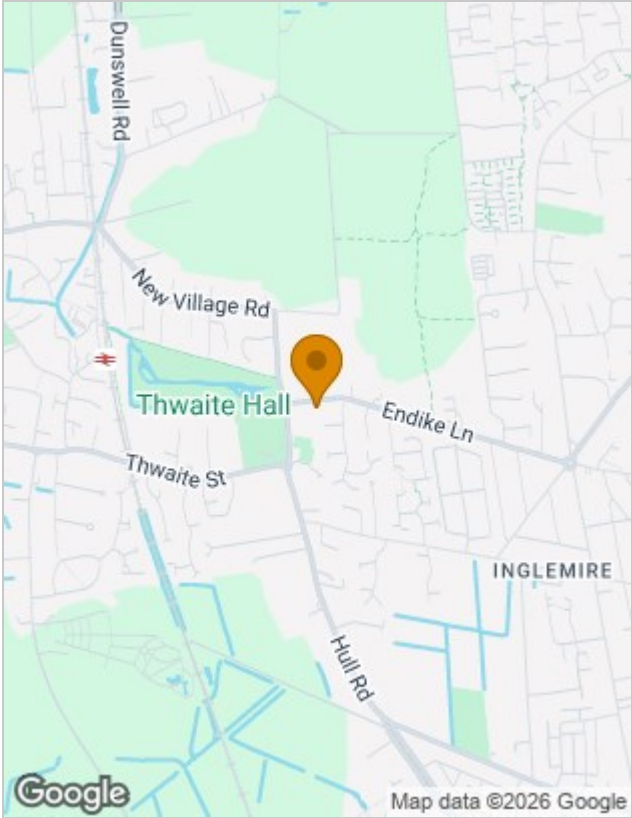
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

