41 Eppleworth Road, Cottingham, HU16 5YF

£314,950

3 2 2 C

41 Eppleworth Road

Cottingham, HU16 5YF

£314,950

- IMPRESSIVE REDEVELOPED FAMILY HOME
- OPEN PLAN LIVING AT ITS FINEST
- LARGE DAYROOM EXTENSION
- POPULAR EPPLEWORTH ROAD SETTING
- 2 BATHROOMS + W.C.
- GENEROUS PARKING TO FRONTAGE
- MODERN AND HIGH SPECIFICATION
- GENEROUS PLOT SIZE
- 3 BEDROOMS
- NO ONWARD CHAIN

IMPRESSIVE REMODELLED AND EXTENDED HOME, WITH LIVING ACCOMMODATION IN EXCESS OF 1450 SQUARE FEET.

OPEN PLAN LIVING AT ITS FINEST WITH 13.5 METRE DAYROOM/KITCHEN.

A simply must-see home being off-set from Eppleworth Road in Cottingham. Offering an offset position with completely refurbished living that is set to impress given the attention to detail and high specification throughout.

This versatile and renovated family home has undergone a programme of full upgrade and improvement being considerably extended to the ground floor, the open layout offers great versatility for a number of applicant profiles.

A further inspection is advised to acknowledge the size of living space on offer with the well-presented accommodation comprising; Entrance, Cloakroom W.C., Open Plan Dayroom/Kitchen/Dining Space with a vaulted ceiling height and full bi-folds and roof lights and Utility Room.

To the first floor three Bedrooms feature with a smartly appointed Family Bathroom and Ensuite Shower Room to the Principal Bedroom.

Externally, generous parking provision exists to the frontage and well screened gardens of an excellent size.

Early inspection recommended given the ready to move in home and quality of living space available.

GROUND FLOOR

ENTRANCE
Accessed via composite style entrance door into a most impressive open plan kitchen, extending to the day room and dining space. Contemporary radiators, brushed light switches and brushed power sockets throughout the property.

KITCHEN AREA 24'1" x 10'0" (7.35 x 3.06)
Appointed to the highest of specifications, with a range of contemporary style wall and base units with generous work surface area and upstands in a quartz finish, integrated appliances include dishwasher, Neff oversize hob with extractor canopy, double mid-level Neff ovens, 50/50 split fridge freezer, inset sink and drainer with mixer tap, LVT flooring, feature glazed detailing to the staircase at alternate room length, windows to side elevation, wraparound quartz breakfast bar leads to...

OPEN PLAN DINING AREA 17'2" x 10'3" (5.24 x 3.14)
With open fire recess, LVT flooring, door leading through to utility space, alcove with mirrored detailing, open plan to kitchen and day room, contemporary staircase approach with glazing and oak balustrade.

DAY ROOM 29'0" x 18'0" (8.84 x 5.50)
An expansive addition to the property that really must be seen to be fully appreciated, with underfloor heating throughout, an abundance of natural daylight provided via the Velux rooflights and quad bi-folding doors spanning the full width of the property offering elevated garden outlook, additional side door, inset spotlights to ceiling, concealed storage cupboard, contemporary style feature slatted wall panels, low level light detailing.

UTILITY ROOM 16'2" x 6'2" (4.95 x 1.88)
With picture window to the front elevation and additional windows to the side and front also, inset sink and drainer, contemporary wall and base units with quartz work surfaces and upstands, integrated washing machine and separate integrated dryer, doors leading through to the dining space and segregated kitchen also. Access to...

CLOAKROOM / W.C 5'9" x 3'6" (1.77 x 1.08)
With contemporary style sanitaryware incorporating inset vanity basin, low flush w.c, contemporary style radiator and uPVC privacy window to front elevation.

FIRST FLOOR

LANDING
An impressive landing gives access to three generously sized double bedrooms, with oak balustrade and newel post with decorative glazed inserts, vertical wall cladding, fully recarpeted, uPVC double glazed window to side elevation, loft access point.

PRINCIPAL BEDROOM 15'6" x 10'4" (4.73 x 3.16)
Of double bedroom proportions, window to rear elevation, access through to...

EN SUITE SHOWER ROOM
With pocket space-saving door, marble effect Mermaid splash screening, corner shower cubicle with rainfall showerhead, inset basin to vanity unit, chrome heated towel rail, low flush w.c, backlit LED mirror.

BEDROOM TWO 10'4" x 8'8" (3.17 x 2.65)
With uPVC double glazed window to frontage and of double bedroom proportions.

BEDROOM THREE 9'11" x 10'1" (3.03 x 3.08)
With uPVC double glazed window to the side and rear, of double bedroom proportions.

HOUSE BATHROOM
Well styled throughout with freestanding modern oversize bath and floor mounted tap fitment, inset basin to vanity unit, low flush w.c, backlit wall mirror, separate mirror to alternate room length, inset spotlights to ceiling, uPVC privacy window to side.

OUTSIDE
Eppleworth Road remains conveniently positioned within proximity to Cottingham centre and also to the open countryside and beyond, with the subject dwelling being of close proximity to a range or services and amenities. The property offers a well screened offset roadside position, with established planting, shrubbery and hedging to the front perimeter boundary, a shared driveway leads to generous parking to the property frontage. Side access leads to a gated rear garden area offering private facing outlook, expansive lawned grass section, replacement contemporary boarded fencing to all perimeters, external tap, light points and power sockets. Given the size of plot and privacy of orientation comes recommended for further inspection.

AGENTS NOTE
The vendors have upgraded, modernised, extended and refurbished the property throughout to a very high standard, and consequently comes recommended for further inspection to fully appreciate the size of living space to the ground level, coming ideally suited for families looking to put roots into the village of Cottingham.

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 'D'.

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

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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

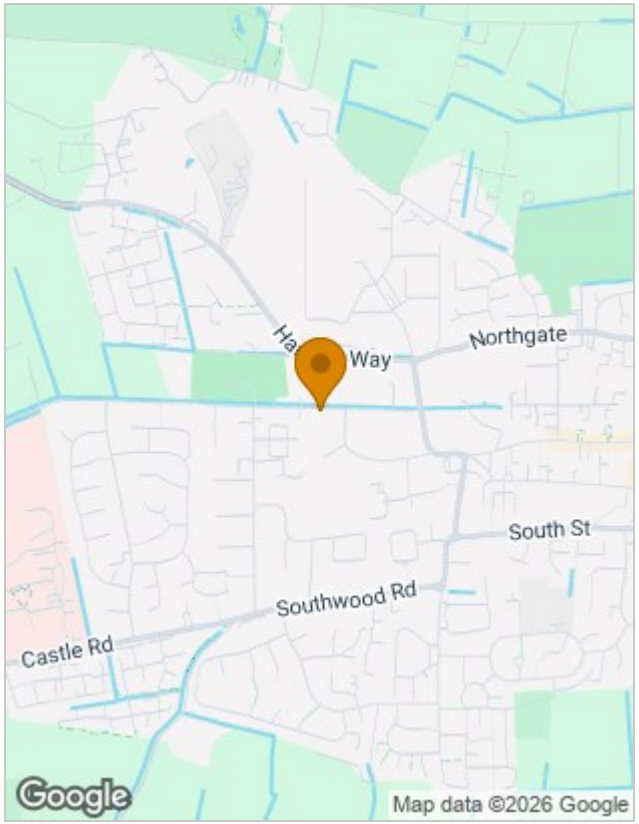
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

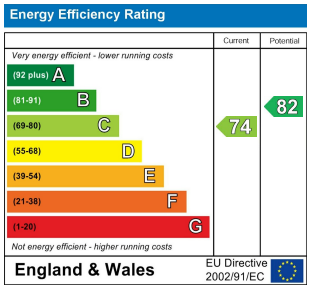
FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services,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

Floor Plans

Location Map



Energy Performance Graph



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.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com