



Hallgate, Cottingham, East Riding of Yorkshire
Asking Price £450,000





KEY FEATURES

- Fully Renovated Throughout
- Detached Property
- Desirable Location
- Four Bedrooms
- Two Bathrooms
- Turn Key Property
- Central Village Location
- Garage and Driveway
- Three Reception Rooms
- Fabulous Garden
- EPC rating D



Welcome to this fabulously unique and stylish detached property! Located in the heart of Cottingham on Hallgate and occupying a wonderful plot, nestled behind an elegant wall and double timber gates providing privacy and exclusivity.

Through the gates and into the front garden you are met with a sweeping gravel driveway, a lawned area is bordered by mature shrubbery and established trees frame the garden beautifully. The gravel and paved driveway leads down to an extra-wide garage and the fabulous rear garden beyond, providing secure parking for several cars.

On entering the property you are greeted by a spacious reception hall; bright, inviting and elegantly-styled with natural Oak flooring and an open Oak and Glass staircase. Light flows through the room as your gaze is drawn up to the first floor, Oak doors lead you to two reception rooms, a laundry room and the spectacular open-plan kitchen diner. Light, neutral décor and natural Wood finishes provide a feeling of space and calm and welcome you into this wonderful home.

To the front of the property is the sitting room, a calm and inviting place for the family and friends to relax together. The theme of natural Wood finishes and Pastel colour pallet continue, while daylight floods the room through the large, South-facing picture window.

Across the hallway and also to the front of the property is the second reception room, currently used as a further living room this could also be a dining room or a home office. Offering views across the front garden and out to Hallgate through the open gates, this wonderfully bright room is laid to natural Oak flooring and the stylish décor continues.

A conveniently-placed laundry room is adjacent the second reception room and is accessed directly from the main hallway. Laid to Oak floor and offering space for laundry machines, wall and base units for extra storage space, there is a practical worksurface area and a high security Composite door leads out to the side driveway.

The open-plan kitchen dining room is at the heart of this home, natural light floods this room through the bi-fold glass doors which make up the full rear elevation. Natural timber panelling frame the welcoming seating area and compliment the Oak flooring perfectly, while the kitchen features a superb range of ultra-modern, high gloss wall and base units in stylish ash grey, with white marble-effect worksurfaces in contrast. There is also a pull out pantry cupboard as well as a fantastic island offering seating and additional preparation space, the perfect place to gather around with friends and family. The kitchen boasts an integrated dishwasher, a dual-fuel SMEG Range cooker with extraction over and striking splashback tiling is the backdrop to the room. The seating area offers ample space for relaxing, dining and entertaining and the Bi-fold doors open out to the decked terrace allowing family and friends to enjoy seamless indoor & outdoor living.

Leading from the seating area is a fabulous ground floor bathroom, conveniently located and beautifully designed this bathroom offers a large walk-in cubicle with a dual-head thermostatic shower, a wash basin sat atop a vanity cupboard with an illuminated mirror over and a stylish close-coupled W.C. The décor is a striking combination of highly-polished Marble wall tiles and warm Travertine floor tiling.

Up to the first floor accommodation and you arrive at the central landing area, there are three double bedrooms and a generous single bedroom, all served by a spacious, fresh and inviting family bathroom.



Bedroom No.1 is to the front of the property, this huge room is set over 17.5m sq. benefitting from sumptuous decor and flooded with natural daylight from the South-facing picture window, this is a room you want to wake-up in! Bedroom No.2, also to the front of the property is a further generous double offering 12.3m sq. of floor space and great views over the private front garden. Bedroom No. 3 is to the rear of the property, a bright and airy double bedroom over 8.7m sq. and providing views over the private rear garden. Finally bedroom No. 3, adjacent to the family bathroom, is a generous single bedroom which could also be a wonderful nursery or home office.

The family bathroom is beautifully and stylishly appointed, fully tiled in warm natural stone to the walls and fabulous Mediterranean-style ceramic tiling to the floor. The modern 3-piece suite suite comprises of a ceramic wash bowl atop a large vanity unit with a wall-mounted, waterfall mixer tap over. There is a large tub bath with a thermostatic mixer shower over and a stylish close-coupled W.C. The suite is in bright, Arctic white with contrasting, brushed Chrome fittings. The room is elegantly finished by a full-height tower radiator in powder grey which houses a full-length mirror.

To the rear of the property is a private rear garden surrounded by established bushes and trees, providing complete privacy. The garden is mainly laid to composite decking providing a low maintenance and stylish floor covering but also features a raised, natural stone, covered patio area, providing an all-weather outdoor seating area. To compliment the patio is a gravelled area with stepping stone, leading to an enchanting wooden Arbour. This garden offers space, privacy and tranquility, a haven for the whole family to relax, enjoy and a place to entertain.

This property has undergone a full, back-to-brick renovation in the last 3 years which includes but is not limited to; a full new electrical system, a full new hot water and heating system, a full replacement of all windows and doors and a full replacement of all internal fixtures and fittings.

Viewing is a must on this property to fully appreciate the lifestyle that is on offer, significant interest is expected!



PARTICULARS OF SALE

Entrance Hallway

1.81m x 5.21m (5'11" x 17'1")

A spacious reception hallway that features an open staircase, with an Oak and glass balustrade. Laid to Oak flooring and with Oak internal doors leading to all rooms. Entry is Via a high-security Composite glazed door and there is a double column central heating radiator.

Sitting Room

3.3m x 5.23m (10'10" x 17'2")

Laid to natural Oak flooring, benefitting from a media wall and a high specification feature electric fireplace, which acts as the focal point of the room. There is a large South-facing picture window and two double column central heating radiators.

Living Room

2.94m x 3.6m (9'7" x 11'10")

Laid to natural Oak flooring and benefitting from modern décor. There is a large South-facing picture window and a double column central heating radiator.

Laundry Room

1.98m x 1.86m (6'6" x 6'1")

Laid to a tiled floor, there are fitted wall and base units for additional storage and a contrasting worksurface over. Space is provided for laundry equipment, there is a high-security Composite glazed door which leads out to the side driveway and a double column central heating radiator.

Kitchen Diner

6.42m x 4.1m (21'1" x 13'6")

Laid to natural Oak flooring and with architectural Beech wall cladding. Boasting a fabulous fitted kitchen with integrated appliances, a Range cooker with extraction, tiled splash back, plinth heaters and LED spot downlights. A full wall of bi-fold doors lead out to the stunning garden and an Oak internal door leads to the ground floor bathroom.

Ground Floor Bathroom

2.14m x 1.92m (7'0" x 6'4")

Fully tiled in polished marble to the walls and warm Travertine to the floor. There is a large walk-in cubicle with a full-height glass wall, double-head thermostatic shower, wash basin within a storage cupboard, illuminated vanity mirror, close-coupled W.C and large Chrome towel radiator. There is a window to the side elevation.

Bedroom No. 1

4.49m x 4.28m (14'8" x 14'0")

A large, bright and spacious bedroom flooded in natural daylight for the huge, South-facing picture window. There are recesses for bedroom furniture, plush décor an Oak internal door to the central landing and a double column central heating radiator.

Bedroom No. 2

2.98m x 4.13m (9'10" x 13'6")

A generous double bedroom to the front of the property, finished in neutral décor, filled with sunlight from the South-facing window an Oak internal door to the central landing and with a double column central heating radiator.

Bedroom No. 3

2.95m x 2.89m (9'8" x 9'6")

Located to the rear of the property and offering views across the rear private garden, benefitting from stylish décor an Oak internal door to the central landing and with a double column central heating radiator.



Bedroom No. 4

3.07m x 1.8m (10'1" x 5'11")

Also located to the rear of the property and with views across the rear private garden, offering stylish and light décor an Oak internal door to the central landing and with a double column central heating radiator.

Family Bathroom

2.26m x 2.68m (7'5" x 8'10")

Finished in natural Stone tiling to the walls and ceramic tiling to the floor. Featuring a three-piece suite comprising of a tub bath with thermostatic shower over, stylish bowl wash basin atop a large storage units, illuminated vanity mirror and close-coupled W.C Offering LED spot downlights and a full-height tower radiator with integrated mirror.

Outside

This property is situated on a very private and secure plot and features secure double gates to the front boundary. A gravel driveway provides ample parking for several vehicles, to the front is a lawned area with mature trees and established shrubbery. A driveway leads down the side of the property to a large garage. To the rear of the property is a private rear garden surrounded by established bushes and trees that is mainly laid to a decked patio and offering pleasant and private seating areas.

Garage

5.66m x 4.97m (18'7" x 16'4")

An extra-wide garage with an up and over sectional doors. Power and lighting. This garage provides secure parking or additional storage space.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

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.

AGENTS NOTE

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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

154.2 m²

1660 ft²

Reduced headroom

3.5 m²

38 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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