

# staniford grays



61 The Dales, Cottingham, HU16 5JS

£445,000





# 61 The Dales

Cottingham, HU16 5JS

- SUPERB PLOT AND GARDENS
- OVER 2500 SQUARE FEET OF LIVING SPACE
- IN AND OUT DRIVEWAY AND DOUBLE GARAGE
- COMPETITIVELY PRICED
- DISCREET CUL-DE-SAC SETTING
- FIVE BEDROOMS
- FURTHER POTENTIAL
- VIEWING ADVISED

SUPERB FAMILY OPPORTUNITY. DECEPTIVELY SPACIOUS FAMILY HOME EXTENDING 2500 SQUARE FEET IN SIZE.

Set within an established and private plot, Staniford Grays introduce to the market this truly appealing 5 bedroom detached family home.

Being conveniently located in a convenient yet peaceful Cottingham setting amongst similarly styled executive detached family homes.

An emphasis has been placed on open plan living with a genuine flow to the property layout having been considerably extended over the years and boasting excellent levels of natural daylight.

The well appointed living consists of Reception Hallway providing access through to the Lounge, open plan to a dedicated Dining Area and large Dayroom, Upgraded Kitchen, and W.C.

To the first floor level a sizeable landing leads through to a Principal Bedroom with large Ensuite and 4 Bedrooms and Family Bathroom.

Externally a generous in and out driveway provides access to a Double integral Garage and private facing wraparound gardens with complete privacy provided. 61 The Dales remains a must see family home given the expansive living space available.

FLOORPLAN TO FOLLOW SHORTLY.



£445,000



## GROUND FLOOR

### RECEPTION HALLWAY

A welcoming entrance to this family home offering over 2500 square feet of internal living space. An open staircase leads to the first floor level, with tiling to floor coverings, storage cupboard, access to ground floor reception spaces and integral garage.

### CLOAKROOM / W.C

With privacy window to frontage, low flush w.c, wash hand basin.

### RECEPTION LOUNGE

A generously sized formal reception room with good levels of natural daylight, window to rear elevation overlooking the gardens, suitably sized to accommodate furniture suite, central focal point provided via marble surround with gas fire insert. Leads open plan through archway to...

14'0" x 19'11" (4.29 x 6.08)

### DINING ROOM

Used currently as a formal dining room but has potential to be used as an additional reception space, with window to rear elevation.

14'0" x 9'7" (4.29 x 2.94)

### DAY ROOM / SITTING ROOM

Offering expansive proportions, leading from the reception lounge, views to both side and rear gardens, single access door to patio terrace. Given the generous room size comes recommended for further viewing.

24'3" x 15'10" (7.41 x 4.83)

### BREAKFAST KITCHEN

Having recently been appointed with a range of modern fitted units with granite work surfaces over, a number of appliances include inset 1.5 bowl sink and drainer with feature mixer tap, four ring gas hob with extractor canopy over, integrated oven, integrated dishwasher, integrated fridge freezer, integrated combination microwave, tiling to floor coverings, window to front elevation, space for breakfast table.

14'11" x 10'11" (4.57 x 3.35)

## SIDE PORCH

## FIRST FLOOR

### LANDING

A central landing gives access to five bedrooms and house bathroom.

### PRINCIPAL BEDROOM

(at longest and widest point)  
Of an excellent size with fitted wardrobes and vanity dresser to one wall length, door opens through to a balcony terrace with oversize window to the South facing elevation.

16'4" x 16'2" (4.99 x 4.94)

### EN SUITE BATHROOM

Immaculately appointed with five piece suite comprising of oversize freestanding bath with centrally mounted mixer tap and shower fitment, bidet, low flush w.c, pedestal wash hand basin, freestanding shower cubicle, tiling to floor coverings and splashbacks.

12'10" x 8'11" (3.92 x 2.72)

### BEDROOM TWO

(at longest and widest point)  
With window to rear facing garden elevation, suitably sized to accommodate double bed and wardrobes.

14'2" x 9'11" (4.34 x 3.04)



#### **BEDROOM THREE**

Again, boasting double bedroom proportions, window to the front elevation.

10'1" x 14'6" (3.08 x 4.42)

#### **BEDROOM FOUR**

With window to rear, fitted wardrobes to wall length, additional storage cupboard, access to generous eaves storage also.

9'4" x 14'7" (2.85 x 4.47)

#### **BEDROOM FIVE**

With window to rear facing aspect, used currently as a study but has potential to be a single bedroom also, with cupboard, shelving and storage.

10'0" x 9'0" (3.05 x 2.75)

#### **HOUSE BATHROOM**

Neutrally appointed suite comprising of bidet, low flush w.c, corner bath, separate shower cubicle, pedestal wash hand basin, tiling to floor coverings and splashbacks.

#### **DOUBLE INTEGRAL GARAGE**

#### **OUTSIDE**

The Dales remains conveniently positioned within a peaceful residential setting of similar executive detached family homes, within walking distance of good primary and secondary schools.

The property boasts a broad roadside frontage with generous parking provision via an in and out return driveway, with established planting, shrubbery and borders to the front perimeter also, in turn leading to a double integral garage. The planting is mature and established with a range of feature trees including impressive Magnolia, feature rockery, expansive gardens and mature borders extend around to the side and rear of the property offering excellent levels of privacy and seclusion throughout. External tap and light points.

#### **AGENT NOTE**

The property offers ready to move in living, with further scope for cosmetic improvement subject to an individuals needs and requirements. The property has recently been upgraded with smartly appointed kitchen and given the maturity of plot and established gardens comes recommended for viewing via the sole selling agent Staniford Grays.

#### **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 'G'.

#### **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



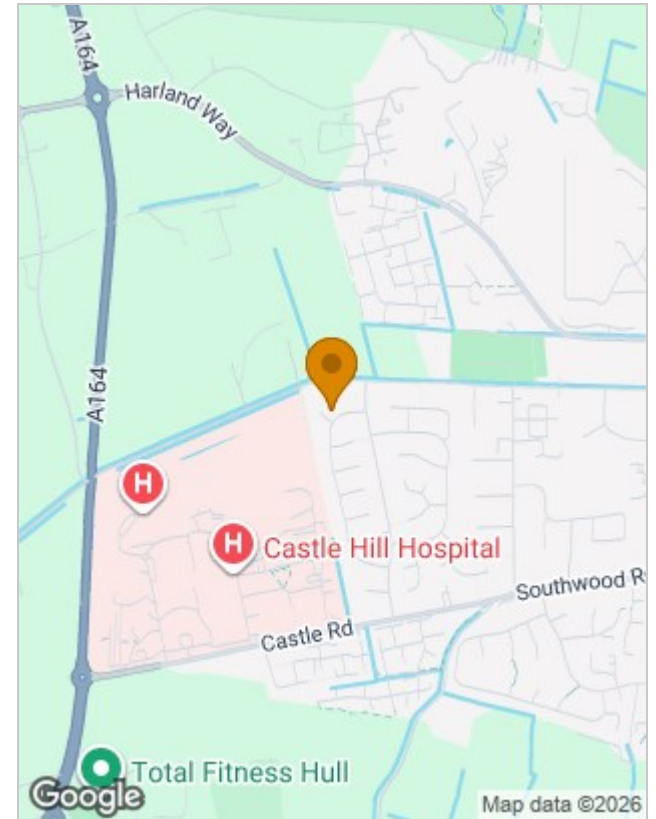
## Viewing

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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 Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

