



North View, Cottingham, HU20 3UL
£435,000

Philip
Bannister

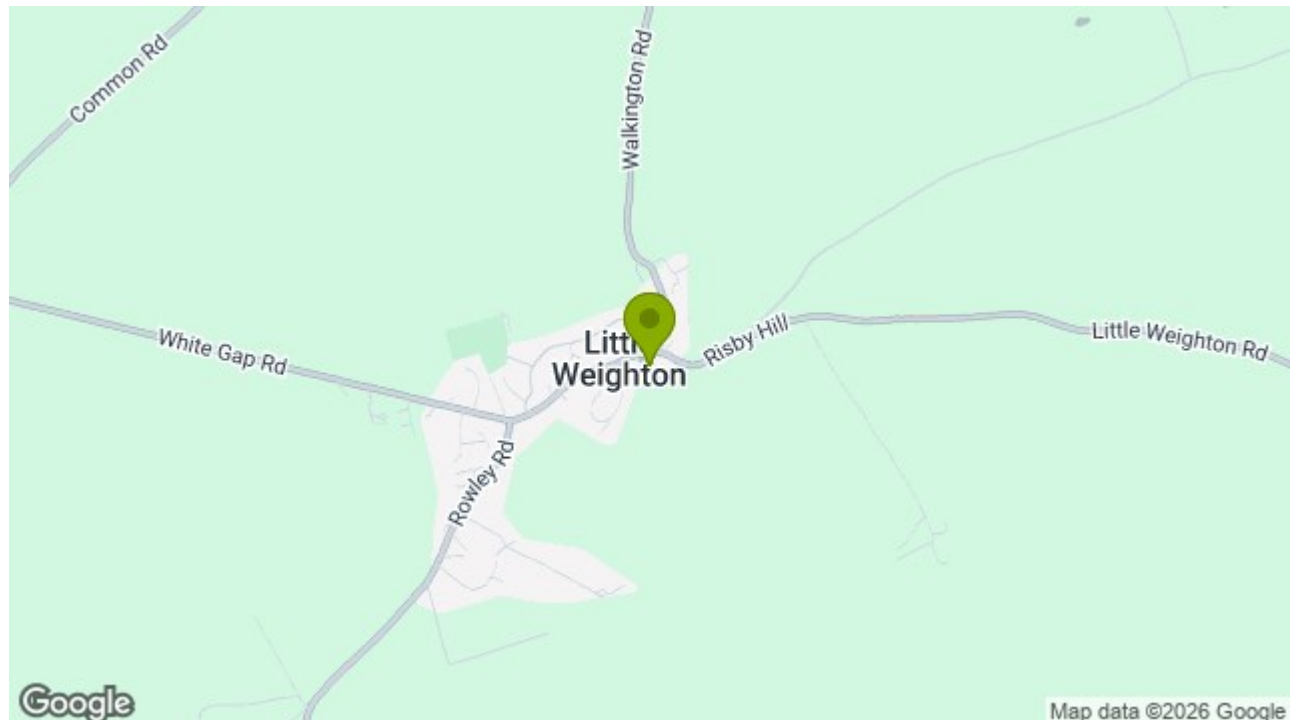
North View, Cottingham, HU20 3UL

An impressive and versatile family home enjoying a fabulous position within a quiet cul-de-sac in the sought-after village of Little Weighton. The well-presented accommodation includes a spacious living room, open-plan dining kitchen, utility area and a flexible ground floor bedroom or sitting room. To the first floor are four bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Outside, there is off-street parking with an electric vehicle charging point and an attractive walled rear garden.

Key Features

- Superb Family Home
- Highly Desirable Cul-De-Sac Location
- Fabulous Views Over Little Weighton Pond
- 4/5 Double Bedrooms
- Generous Living Accommodation
- Open Plan Style
- Stunning Dining Kitchen
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





LITTLE WEIGHTON

Little Weighton is a highly regarded East Yorkshire village offering an attractive blend of rural charm and everyday convenience. Surrounded by open countryside, the village enjoys a strong community feel together with a range of local amenities, while providing convenient access to nearby Cottingham, Beverley and Hull. Its peaceful setting, attractive surroundings and excellent road links make Little Weighton a particularly desirable location for those seeking village life without feeling isolated.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

WC

A stylish cloakroom/WC fitted with a contemporary suite comprising WC and countertop wash hand basin with wall-mounted tap. Dark wall panelling, feature wallpaper, a gold heated towel rail and coordinating fittings create a striking contemporary finish.

LIVING ROOM

A spacious and beautifully presented living room with windows to both the front and rear, together with French doors opening onto the garden. A feature fireplace provides an attractive focal point, complemented by polished timber flooring, decorative coving and dado rail detailing. Generous proportions provide ample space for a variety of seating arrangements, creating a comfortable and inviting family living space.

DINING KITCHEN

A superb open-plan dining kitchen, beautifully fitted with an extensive range of sleek handleless units complemented by Quartz work surfaces and a large central island incorporating an induction hob and

breakfast bar seating. Integrated appliances include twin ovens, wine cooler, fridge freezer and dishwasher, with a sink positioned beneath the rear-facing window. Windows to both the front and rear provide excellent natural light, while the generous dining area offers ample space for a family-sized table. Herringbone-style flooring and recessed spotlights complete the contemporary finish, with the kitchen also opening directly into the adjoining utility area.

UTILITY AREA

A useful utility area fitted with contemporary units, work surface and stainless steel sink and drainer, with plumbing for an automatic washing machine. A window and glazed external door provide natural light and direct access to the garden.

BEDROOM 5 / SITTING ROOM

A versatile ground floor bedroom or additional sitting room, offering generous proportions with three windows providing plenty of natural light. The room features timber flooring and an extensive range of fitted open wardrobes and storage, making it equally suitable as a spacious bedroom, dressing room or secondary reception space.

FIRST FLOOR;

BEDROOM 1

A spacious principal bedroom with two windows providing plenty of natural light, complemented by a striking panelled feature wall. The room offers generous proportions with ample space for bedroom furniture and also provides direct access to the en-suite shower room.

EN-SUITE

A well-appointed en-suite shower room, fully tiled and fitted with a walk-in shower enclosure featuring a rainfall-style shower, WC and wash hand basin set

within a vanity unit. A chrome heated towel rail, recessed spotlights and a window provide the finishing touches.

BEDROOM 2

A generously proportioned double bedroom with two windows to the front elevation providing excellent natural light. The room offers ample space for a full range of bedroom furniture.

BEDROOM 3

A further well-proportioned double bedroom with a window enjoying fantastic views to the rear over Little Weighton Pond. The room offers ample space for bedroom furniture

BEDROOM 4

Another well-proportioned double bedroom with a window again enjoying fantastic views to the rear over Little Weighton Pond. The room offers ample space for bedroom furniture.

BATHROOM

A contemporary family bathroom, fully tiled and fitted with a modern three-piece suite comprising panelled bath with rainfall-style shower over and glass screen, WC and wash hand basin set within a vanity unit. A window provides natural light, while recessed spotlights complete the finish.

EXTERNAL;

FRONT

To the front, the property benefits from a block-paved driveway providing off-street parking, together with a lawned frontage and mature trees. An electric vehicle charging point is also provided.

REAR

The walled rear garden enjoys a particularly appealing setting, being mainly laid to lawn with patio seating areas providing space for outdoor relaxation and





entertaining. A lovely feature of the garden is its position adjoining Little Weighton Pond beyond the wall, creating an attractive backdrop and enhancing the peaceful feel of the outside space.

GARAGE/STORE

Accessed via the rear garden, providing ample storage space with light and power supply.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of an oil fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and

Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

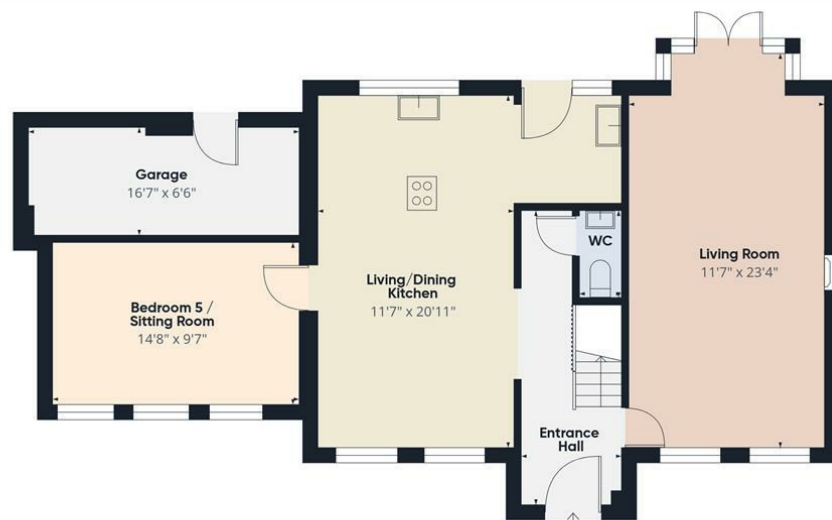
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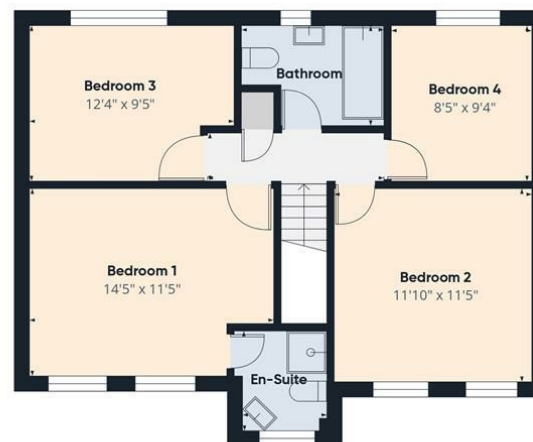
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Ground Floor



First Floor



Approximate total area⁽¹⁾

1514 ft²

Reduced headroom

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 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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