



233 Hallgate, Cottingham, East Riding of Yorkshire, HU16 4BG



**FINE &
COUNTRY**

SPACIOUS GEORGIAN HOME WITH HUGE POTENTIAL IN THE HEART OF THE VILLAGE



This impressive Georgian residence offers a rare chance to create a wonderful family home full of character. Set on over a quarter of an acre, the property provides more than 3,300 square feet of space, including five double bedrooms and four reception rooms, plus a ground floor guest suite. Many original features remain, giving a strong sense of its history and charm. Outside, the large south-facing garden is perfect for enjoying sunny days, while the wide access, ample parking and substantial garage add real practicality. Located in the centre of the village, you are just a short walk from shops, cafés and local amenities, making day-to-day living easy and enjoyable.

From the Agent's Perspective

Opportunities like this do not come along often. This is a substantial Georgian home with great presence, and it is ready for a new chapter. For a buyer with vision, it offers the chance to carry out a full refurbishment and create something truly special. The scale of the accommodation is one of its strongest features, with generous room sizes and a layout that can be adapted to suit modern living while still respecting the building's character.

There are many original details still in place, which provide a strong starting point for any improvements. With careful updating, these features can be highlighted and combined with modern comforts to produce a home that feels both classic and practical. The outside space is equally appealing, with a large south-facing garden that offers plenty of scope for landscaping, entertaining or simply enjoying the setting.





The wide access and parking options are a real advantage, especially for a property of this age, and the garage adds further flexibility. Being located in the centre of the village is another key benefit, with everything you need just a short walk away. Overall, this is a property where thoughtful investment could make a significant difference, both in terms of lifestyle and future value.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band G.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





HALLGATE, COTTINGHAM

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

