



Oakwood Mews, Dunswell Road, Cottingham
Asking Price £170,000





KEY FEATURES

- Mews House
- Private Garden
- Close to Cottingham Station
- Spacious Rooms
- Large Four Piece Bathroom
- Two W.Cs
- Two Double Bedrooms
- Spacious Kitchen Diner
- Character Property
- Period Home
- EPC rating C



DESCRIPTION

Welcome to this charming mews house, conveniently located just off Dunswell Road and adjoining the grand "Oakwood House", built in 1890 to mark the arrival of the railway to Cottingham. Having been the previous staff quarters for "Oakwood House" this wonderful period property offers spacious rooms and high ceilings.

You enter the property through a private, enclosed garden and into an entrance hallway which leads to a storage cupboard and on into the spacious sitting room, the sitting room is flooded in natural daylight from the large walk-in bay window and the high ceilings provide a feeling of space, the decor is modern, bright and inviting.

From the sitting room you walk through to the large kitchen diner which benefits from an architectural statement-piece open staircase, the high ceilings and bright decor make the room airy and bright. There are a range of Ice White base units with solid Beech worksurfaces atop, plinth lights, mosaic-style splash back tiling and a rare double Belfast sink add style, while reclaimed scaffolding plank shelving bring rustic charm to the room. There is a rear porch from the kitchen which serves as a boot room, it offers views across the private garden and is laid to a tiled floor.

On from the kitchen and into the recently upgraded and envogue bathroom you are met with the feel of a luxury hotel, the walls are fully tiled in a natural stone, the tiled floor is under-heated and a free standing roll top bath tub on claw feet is complimented by a large Chrome towel radiator. The large walk-in shower area offers a rainfall shower and a separate shower head on a riser which are both controlled by an elegantly-recessed Chrome Thermostatic mixer unit. There is a large wash basin upon a floating vanity unit which offers great storage, complimented by a wall-mounted vanity cupboard and built-in close coupled W.C in the same finish...style is in abundance!

Up the open staircase and you arrive at a central landing providing access to two double bedrooms and a conveniently located W.C with wash basin.

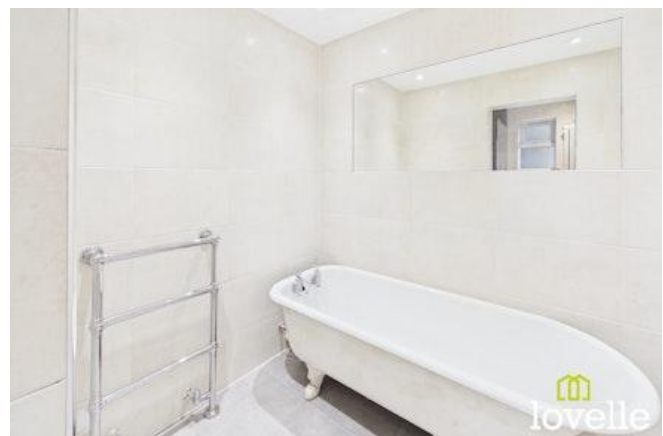
Bedroom No. 1 is a spacious double room with a calming pastel colour palette, there is a period shelving recess and a large sash-style double glazed window allows natural daylight to flood the room.

Bedroom No.2 is another spacious double room and the pastel colour palette continues, there is a further period shelving recess and another large sash-style double glazed window floods the rom with natural daylight making this a wonderful bedroom or a fabulous home office. The recently serviced, Ideal Logic Gas combination boiler is located within a cupboard in this room, there is plasterwork cornicing to the ceiling and a hatch offers access to the loft storage area.

A separate W.C serves both bedrooms, there is a close-coupled toilet and a wall-mounted wash basin in White and a window to the side of the property allows daylight to fill the room.

The private garden is laid to hardstanding making for low maintenance, and three separate areas offer options for seating and several pot plants. On and through the timber gate under a Rose arch you arrive on the driveway, there is a timber garden shed for storage and off-road parking for two vehicles.

This unique period Mews property offers space and charm, within a sought-after location, benefitting from excellent transport links. An ideal first-time buyers opportunity or for those looking to down-size.





PARTICULARS OF SALE

Entrance

Entrance to the property is via a uPVC entrance door into a good sized hallway. There is a substantial cupboard providing ample cloaks storage.

Lounge

A generously proportioned lounge with feature, spacious walk in bay window having three uPVC bay windows. Two central heating radiators.

Dining Kitchen

Fitted with a range of base units having a wooden worktop and tiled splashback. There is a Belfast sink, integrated oven and hob, along with spaces for a washing machine and fridge freezer. Decorative wall shelving, plinth lighting, uPVC window and stairs to the first floor accommodation.

Entrance / Lobby

Entrance to the property is via a wooden entrance door into a porch with uPVC windows. Tiled floor and additional entrance leads into the kitchen.

Bathroom

A superb four piece suite comprising free standing bath, spacious wet room style shower with glass screen, rainfall and handheld showers, low flush WC, wall hung vanity unit with cupboard and wash hand basin. There is also a matching wall-mounted cupboard, illuminated wall mirror, uPVC window, vertical radiator and heated towel rail.

First Floor Accommodation

Bedroom One

With fitted shelving, uPVC window and central heating radiator.

Bedroom Two

With fitted shelving, loft hatch, uPVC window and central heating radiator.

First Floor WC

With low flush WC, wall mounted wash hand basin and uPVC window.

External

Courtyard Garden

A lovely courtyard style garden offering a low maintenance space to entertain or relax.

Driveway / Parking

With driveway providing parking for a couple of vehicles.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

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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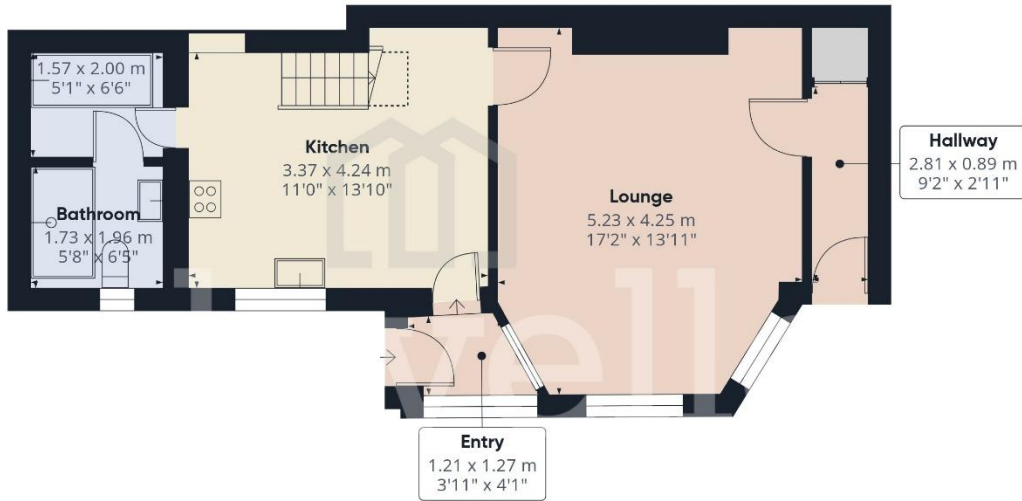
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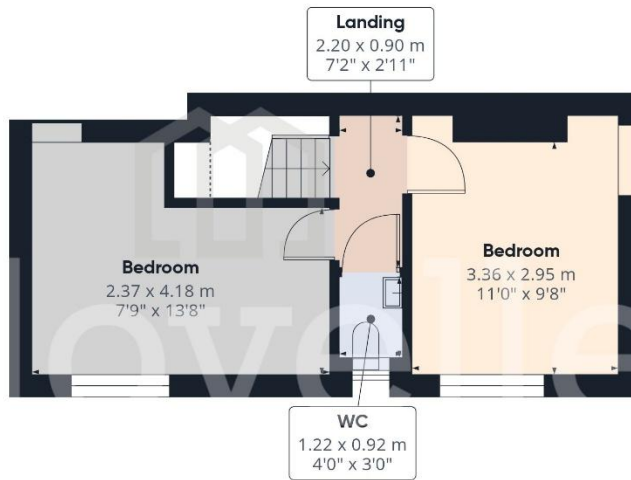


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

73.2 m²
789 ft²

Reduced headroom

1.1 m²
12 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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