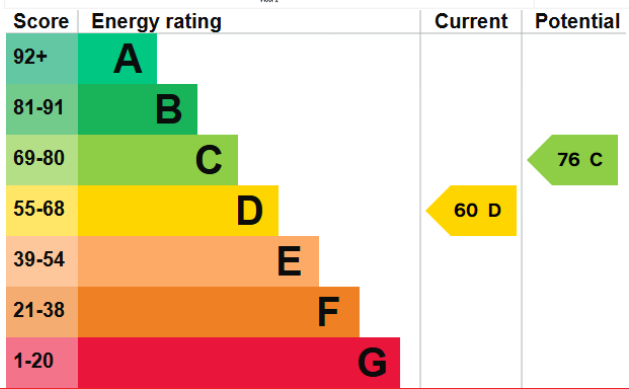
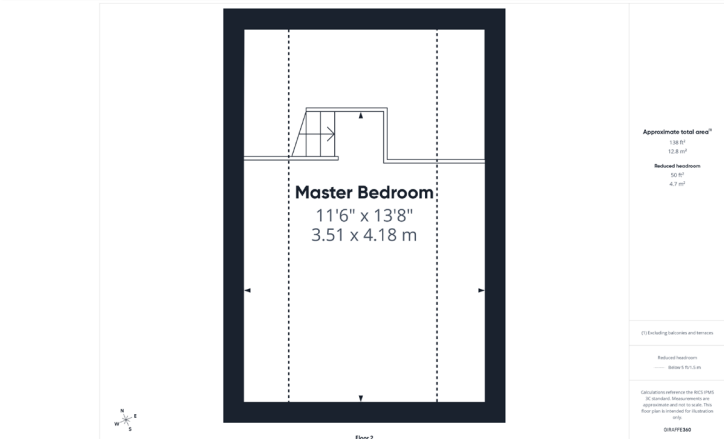
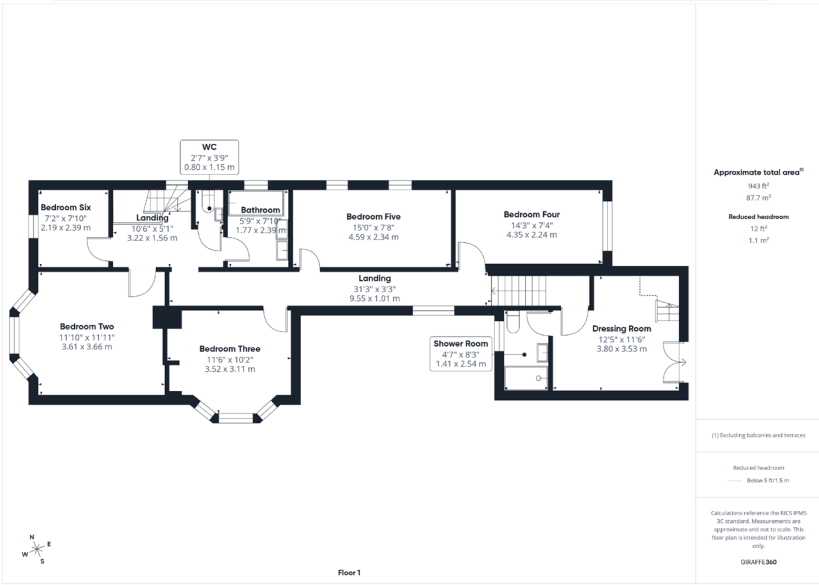
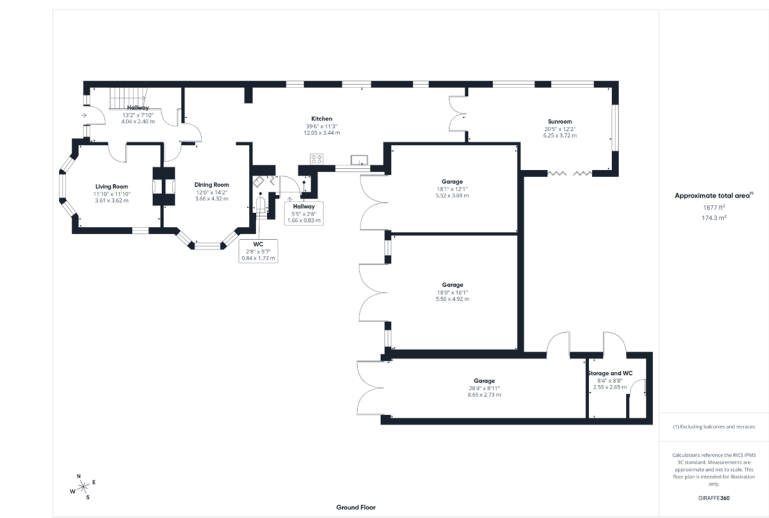




HEATING AND INSULATION
The property has gas-fired radiator central heating and extensive uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£695,000

Rozel,
Dunswell Road,
Cottingham, HU16 4JF



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



Rozel, Dunswell Road, Cottingham, HU16 4JF

DESCRIPTION

A superb opportunity to acquire a family home occupying a spacious plot in an attractive location on the northern side of Cottingham. The 0.22 acre plot allows for attractive residential accommodation of almost 1900 sq ft alongside extensive garaging, secure car hardstanding and a good-sized rear garden. Given all the boxes it ticks it is likely to have wide appeal and early viewing is essential.

Originally a traditional detached house with bay windows to the front and side, the property has been imaginatively extended to the rear to provide 6 bedrooms in total including a duplex master suite and to the side to create extensive garaging and workshop space. The substantial area to the front has been attractively block paved to create a large amount car hardstanding, or for children's games, set securely behind remotely operated gates. There is a spacious private rear garden that is not overlooked with a summer house and spacious patio area. It offers the capacity to be a wonderful family home but its other particular aspects will really broaden the appeal. It benefits from gas fired central heating and extensive uPVC double glazing. The residential accommodation comprises: an Entrance Hall, Living Room with a bay window and open fire, Dining Room with a bay window to the side, a spacious Kitchen with a central island accommodating a breakfast bar, a Utility Area, an attractive Garden Room which has become the main living area for the current owners, a Side Entrance Hall & WC Cloaks. To the first floor there is a duplex style Master Bedroom suite overlooking the rear garden with a Juliet balcony which includes a large Dressing Room and En Suite |Shower Room, 4 further Double Bedrooms (two with bay windows), a Single Bedroom, Bathroom and Separate WC.



The 3 separate garage spaces offer a range of opportunities. The closest to the house is a fairly regular garage (though with slightly restricted vehicular access), the middle one has a higher ceiling height allowing for a lift and is currently used as a workshop. The 3rd is a tandem garage which is currently used as a gym with some storage space over and a door to the rear garden. The extensive block paved space to the front and side of the house provides parking for a significant number of cars and possibly camper vans or boats but may also provide an excellent play space for younger children on bikes etc. as it sits behind a secure gate and high hedge and wall. The delightful rear garden is a good size and quite private with a large patio area and summer house.

This lovely property offers a lot - square footage, plot size and the garaging space and must be viewed to be fully appreciated. We also offer a 360 degree tour which will provide an excellent initial insight into it.

LOCATION

Dunswell Road heads north out of Cottingham and starts to feel more rural as you go along. The property itself is set back from the road behind a wide verge and then the front garden. Neighbouring properties are all different giving it an appealing non estate feel. Cottingham is a sought after location sitting on the north west side of Hull and is proudly part of East Yorkshire, rather than the city of Hull. It provides an extensive range of shops, restaurants, pubs and local amenities. The railway station connects with Hull and Beverley as well as to the wider rail network and the nearby A1079 provides good regional links as well as to the wider road network and to Beverley which is located a little to the north and is a highly regarded and attractive market town which also offers an extensive range of shops restaurants and amenities.

ACCOMMODATION

Entrance Porch Leading to an Entrance Hall - stairs to the first floor and an understairs cupboard.

Living Room - with a bay window to the front, further window to the side and a fireplace with open fire.

Dining Room - with a squared arch connecting it to the kitchen and a bay window to the side.

Kitchen - a spacious kitchen with four windows across two aspects. A range of base and wall mounted units including a central island that accommodates a breakfast bar. Space for a Range cooker, sink and single drainer and an integrated dishwasher.

Utility Area - includes further fitted units and a work surface as well as plumbing for a washing machine and a window to the side.

Garden Room - the preferred living space for the current owners. Bathed in light from 3 large windows over 2 aspects, French doors giving access to the garden and a glazed roof. It also opens onto the kitchen.

WC Cloaks - with a low flush WC and wash hand basin.

Side Entrance Vestibule

First Floor Landing - an area of landing within the original house featuring a window to the side and a long landing running to the rear of the house.

Master Bedroom Suite - located to the rear of the house with a spacious dressing room featuring a French door with a Juliet balcony overlooking the rear garden. Stairs lead up to a galleried bedroom with two Velux windows to the side. A door from the dressing room leads to an en suite shower room with a shower unit, low flush WC and wash hand basin as well as a window to the front.

Bedroom 2 - a good-sized double bedroom located at the front of the house with a bay window to the front.

Bedroom 3 - a double bedroom located in the original house with a bay window to the side.

Bedroom 4 - located towards the rear of the house with a window to the rear.

Bedroom 5 - located in the middle of the house with two windows to the side.

Bedroom 6 - a single bedroom located at the front of the house.

Bathroom - a three piece suite in white with twin hand basins with storage under and a panelled bath with a shower over. Tiled walls and a window to the side.

Separate WC - with a low flush WC, wash hand and window to the side.

OUTSIDE

Parking and Garages - the property is approached over a driveway across the wide grass verge in front of the house. This leads to remotely operated metal gates that give access to an extensive attractively block paved area at the front and side of the house, all surrounded by high brick wall fencing and hedging. This superb area could provide extensive off street parking but may also lend itself to storage of motor homes, caravans, work vans or boats. It may also be an excellent area for younger children to securely play with bikes etc. Block paving runs up to the 3 garages that are all attached to the house. The first nearest the house is a traditional garage space, though with some original flooring that provides excellent storage. Car access to this will be a little restricted by the house itself. The middle garage is currently used as a workshop with its higher roof height allowing for a lift at present. The third garage is a tandem one and is currently used as a gym and features storage space in the loft void and also has a door giving access to the garden. All have power and light laid on and solid, secure double doors to the front.

Rear Garden - despite everything else the 0.22 acre plot accommodates, the rear garden is still a good size. It is largely laid to lawn with a mature cherry tree, spacious patio area (currently also accommodating a hot tub), a raised veg patch, greenhouse and an attractive summer house with an area of decking to the front. The garden has timber fencing and a brick wall to the perimeter. There is access to a brick store and WC that is situated behind the 3rd garage.

