



**Holme Field Cottingham Road, Hull HU6 8QA**

**welcome to**

**Holme Field Cottingham Road, Hull**

This beautiful house is situated on Cottingham Road and has a lot to offer, from off road parking, four well sized bedrooms and an impressive rear garden there isn't much this property doesn't have.



### **Entrance Hall**

With a door to the front of the property leading into the hallway, there are stairs leading to the upper floor, a radiator and access to the ground floor W/C, lounge, dining room and kitchen.

### **Lounge**

16' 3" x 16' 7" ( 4.95m x 5.05m )

A spacious living area with a feature fireplace with surround, a radiator and a double glazed bay window to the front.

### **Dining Room**

14' x 11' 11" ( 4.27m x 3.63m )

With a feature fireplace with surround, a radiator and a door to the rear leading onto the patio area. The dining room table, six chairs and wall unit can be negotiated in with the sale.

### **Kitchen**

18' 4" x 9' 5" ( 5.59m x 2.87m )

Housing a modern fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, plumbing for a washing machine, a radiator, double glazed windows to the side and rear of the property and a door leading to the rear garden. The dishwasher, dryer, washing machine and large fridge freezer can be negotiated in with the sale

### **Ground Floor W/C**

With a W/C, a wash hand basin and a double glazed window to the side.

### **Bedroom 1**

16' 5" x 15' 5" ( 5.00m x 4.70m )

With fitted wardrobes, a radiator and a double glazed bay window to the front. The dressing table can be negotiated in with the sale.

### **Bedroom 2**

14' 1" x 10' 9" ( 4.29m x 3.28m )

With fitted wardrobes, a radiator and a double glazed window to the rear.

### **Bedroom 3**

9' 5" x 10' 7" ( 2.87m x 3.23m )

With a radiator and a double glazed window to the rear.

### **Bedroom 4**

5' 11" x 7' 4" ( 1.80m x 2.24m )

With a radiator and a double glazed window to the front.

### **Bathroom**

With a W/C, a vanity wash hand basin, a bath with a shower over, a ladder radiator and a double glazed window to the side.

### **Additional W/C**

With a W/C

### **Loft Space**

14' 3" x 13' 11" ( 4.34m x 4.24m )

Access to loft via a fixed staircase, with storage space and a velux window to the rear.

### **Front Garden**

With a drive way, a brick wall, shrubs and access to the large garage with an electric roller door and rear garden.

### **Rear Garden**

A large garden with plenty of possibility, there is upper and lower patio area, a large lawned area, trees, shrubs, a shed, a greenhouse, an arbour seat and a wooden fence. There is also an area at the back of the garden which was used as an allotment.



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## Holme Field Cottingham Road, Hull

- Holme Field House
- Multi-car Driveway
- Large Rear Garden
- Ideal Location
- Chain Free

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over

**£300,000**



### directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on:01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120263 - 0012

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william h brown



**01482 447748**



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



**williamhbrown.co.uk**