



## Northgate Cottingham, HU16 4HL

- Three Bedroom Semi-Detached Home
- Conservatory
- Great Sized South Facing Rear Garden
- Walking Distance to Shops, Cafes & Restaurants
- Good Transport Links
- Two Reception Rooms
- Large Private Driveway
- Lovely Village Location
- Well Regarded Schools Nearby
- Viewing Absolutely Essential

Offers in excess of £325,000





Set on the ever-popular Northgate in the heart of Cottingham, this beautifully presented three-bedroom semi-detached home offers an exceptional blend of space, style, and village charm.

Step inside to discover a superb ground floor layout, perfectly designed for modern living. The property boasts two generous reception rooms, providing flexible space for both relaxing and entertaining, alongside a dedicated dining area ideal for family meals and social gatherings. A bright and airy conservatory extends the living space even further, opening out to the garden and flooding the home with natural light.

At the heart of the home is a stylish, contemporary kitchen, thoughtfully designed with both aesthetics and practicality in mind. There is also a downstairs WC, utility room and underfloor heating throughout the full ground floor, providing added convenience.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation for families, professionals, or those seeking additional space for home working. Along with a family bathroom with underfloor heating, ensuring accessibility for all residents.

Externally, the property truly stands out with its impressive, expansive south facing rear garden — a rare find — offering endless potential for outdoor living, gardening, or simply enjoying the peaceful surroundings.

Often described as one of the largest villages England, Cottingham has a mix of historic charm and modern convenience. There is a mix of shops, cafes, pubs and restaurants, along with a local Aldi and Co-Op. There is also multiple parks, peaceful walking spots, a nearby golf course and a weekly market on a Thursday, adding to the traditional village atmosphere.

Local schools include Hallgate Primary, Westfield Primary and Bacon Garth Primary. Cottingham High School is the providing Secondary School.

This is a fantastic opportunity to acquire a spacious and elegant home in a prime residential setting.



### Entrance Hall

A welcoming entrance hall sets the tone for the home, offering a bright and inviting first impression with access to the principal ground floor rooms and staircase to the first floor. There is wood-effect laminate flooring and a small understairs storage cupboard.

### Lounge

11'7" x 14'9"

This inviting lounge offers a warm and comfortable atmosphere with a classic bay window that floods the space with natural light. The room features a striking fireplace with a wood-burning stove, creating a cosy focal point, complemented by elegant ceiling mouldings and wood-effect laminate flooring that adds character and charm.

### Reception Room

10'2" x 12'5"

A comfortable living space with neutral tones and wood-effect laminate flooring. A doorway connects this room to the kitchen, creating a sense of flow between the two areas. The room has soft blue-grey walls and the room provides a versatile area for relaxation or entertaining guests and boasts a second log burner, keeping the whole house warm on those winter days.

### Dining Area

7'5" x 9'1"

Adjacent to the reception room, the dining area is bright and welcoming, featuring a large window that offers plenty of natural light and seamlessly connects the living areas. The space comfortably accommodates a dining table and chairs, with soft blue-grey walls and wood-effect laminate flooring that create a cosy dining environment.

### Kitchen

17'11" x 10'8"

The kitchen is a modern and spacious room with tiled flooring, flooded with natural light from a skylights above. It is fitted with sleek cabinets and dark countertops, providing ample storage and work surfaces. Integrated appliances include a double oven and a gas hob, dishwasher and fridgefreezer, with a breakfast bar area perfect for casual dining. The kitchen leads through to the conservatory, enhancing the light and airy feel.

### Conservatory

7'5" x 13'9"

A bright and pleasant space with tiled flooring continued in this area, with large windows, and double doors leading to the rear garden. This room provides a peaceful spot to enjoy the outdoors while remaining sheltered, filled with natural light and offering charming views of the patio area - a perfect spot to enjoy the outdoors all year round.

### Utility Room

3'10" x 10'7"

The utility room is a practical space featuring tiled flooring. It's a handy area for laundry and additional storage, accessed directly from the kitchen.

### Downstairs W.C.

The W.C. is a compact space with modern fittings, including a toilet and basin, finished with beautifully tiled walls to create a clean and practical guest facility on the ground floor.

### Bedroom 1

9'5" x 14'8"

A generous bedroom featuring a large bay window that fills the space with natural light. The bedroom is decorated in calm, neutral tones with fitted wardrobes providing excellent storage, creating a restful and spacious sleeping area.

### Bedroom 2

10'9" x 12'7"

A great sized double room with a large window facing the rear aspect that allows plenty of natural light to enter. It is presented in neutral tones with carpeted flooring and offers ample space for bedroom furniture alongside storage.

### Bedroom 3

7'6" x 7'3"

Good sized third bedroom, ideal for a child's room, guest room or a study, with a window providing natural light and a neutral decor scheme that complements the rest of the home.

### Bathroom

7'2" x 9'4"

The bathroom is modern and well-appointed with tiled walls and floors in neutral tones. It features a bath with a mixer tap and showerhead, a separate corner shower enclosure, a bidet, and a toilet, with storage units providing practical convenience. A frosted window allows for privacy and natural light to brighten the space.

### Rear Garden

The south facing rear garden is a well-maintained outdoor space featuring a paved patio area for seating and entertaining. Beyond the patio, a lawn is bordered by mature trees, shrubs, and flower beds, offering a private and tranquil setting. The garden also includes a raised decked area suitable for relaxing or outdoor dining.

### Front Exterior

To the front of the property, there is a large gravelled driveway with parking for multiple vehicles. With a side gate providing driveway access to the detached garage, and a further gate entrance to the rear garden.

### Garage

8'2" x 23'2"

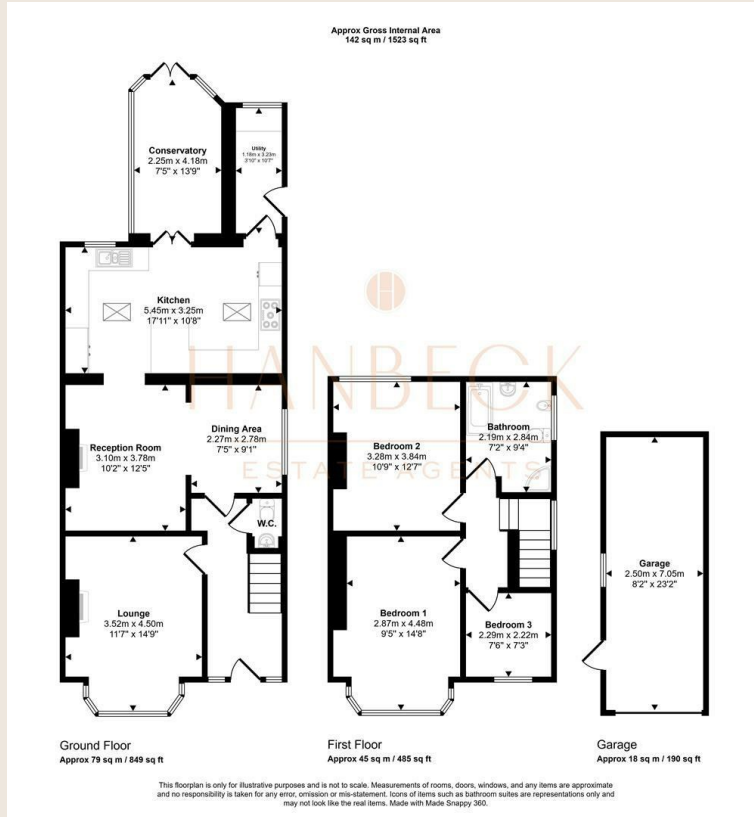
The garage is a long, single garage with space for one vehicle and additional storage. Its length allows for further use beyond parking.

### Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - D
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property



Local Authority East Riding Council  
Council Tax Band D  
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.