

North Moor Lane, Cottingham, East Riding of
Yorkshire

Asking Price £400,000




lovelle



KEY FEATURES

- Detached Property
- Four Double Bedrooms
- Large Private Garden
- Victorian/Edwardian Period Features
- Driveway and Off-Road Parking
- Ground Floor Shower Room and W.C
- Three Reception Rooms
- Council Tax Band: E
- Traditional Property
- EPC Rating: D



DESCRIPTION

Welcome to this enchanting family home, the property sits on the cusp of both the Victorian & Edwardian architectural eras and displays the very best design features of these periods, in abundance.

From the moment you step through the stained glass entrance door and into the grand central hallway you are met with original architraves which beautifully frame the handsome, original panelled doors. Plasterwork cornicing adorns the ceiling and stunning herringbone style Karndean flooring draws the eye along the length of the room. The wide staircase is flanked by a decorative newel post, the handrail is a-top a forest of turned spindles, painted brilliant white, providing period elegance to this room.

The galleried landing is a continuation of the grandeur of the hallway up and onto the upper floor, leading you to 4 generous bedrooms and a family bathroom.

The sitting room presents original timber skirting, original stepped plaster cornicing and a cast iron fireplace within a natural timber fire surround. The south-facing bay window floods this room with natural daylight, the overall feeling is of a cosy, light and bright room filled with period charm.

Through into the second sitting room / drawing room, you are again presented with original timber skirting, a panelled ceiling and a further cast iron fireplace within a natural timber fire surround. The room is again light and airy and benefits from a further South-facing bay window.

All windows and doors throughout the property have been upgraded to double-glazed, timber replacements, made to the original design of the property, this upgrade was completed in 2012.

The herringbone style Karndean flooring continues through into the dining room, this is a wonderfully bright and spacious room with double aspect windows offering views across the delightful private garden. There is an original pine dresser built into a recess within the wall providing a period focal point.

The recently-installed ground floor bathroom offers a convenient place to shower when returning after a bike ride or a run or just as a useful downstairs W.C, located directly off the main hallway through a laundry room. There is a large walk-in shower cubicle, a two-piece white suite comprising of a close-coupled W.C and wash-hand basin with integrated storage below. There is a dual-head shower powered by a thermostatic mixer valve, all in chrome, the two windows out to the garden flood this room with daylight.

The laundry room is shelved, has power, water supply and drainage to provide a location for two full-sized laundry appliances.

Through into the bright, light and modern kitchen there is a large range of shaker-style base and wall units, offering convenient and accessible storage. Several lighting options are available for different events and there is a recently installed double gas oven with externally-vented extraction above. A breakfast bar flanks one wall with stools and below this is the newly-installed Vaillant gas combination boiler within a boiler cupboard. The stunning red chamfered brick tiles provide a vibrant splashback around the room.

On from the kitchen is a convenient rear lobby area which also offers pantry storage for ambient goods or for coats and boots, there is a door leading into the rear garden.

To the first floor is a large family bathroom comprising of a bathtub with a shower over, there is a Chrome thermostatic mixer valve offering great pressure off the mains supply, a close-coupled W.C and large basin complete the suite. The walls are stylishly tiled half with a dado border, this extends floor to ceiling in the shower area. The room is brightly illuminated by the timber sash window with views over the garden.

Bedroom No. 1 to the front of the property benefits from a large sash-style window which floods the room in daylight, the original Victorian/Edwardian built-in wardrobe is adjacent to the chimney breast. Original timberwork skirting and picture rail remain to provide a period feel to this room.

Bedroom No. 2 is another generous room with high ceilings, it has a large window overlooking the front of the property and has retained many original features. These include the built-in Victorian/Edwardian wardrobe, original skirting and picture rail. A large range of fitted wardrobes offer great storage, the original door retains the period brass rim lock.

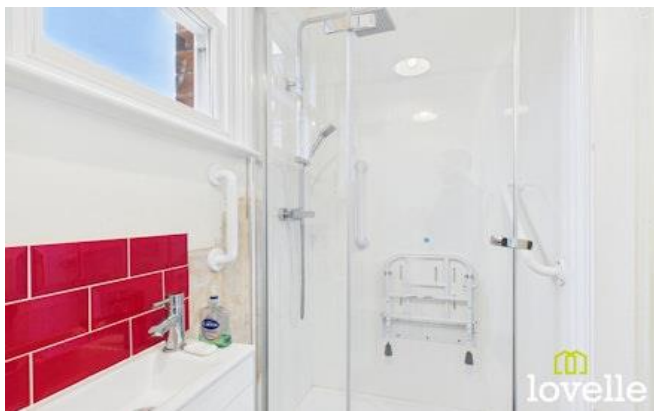
Bedrooms No. 3 & 4 are both to the rear, both are double bedrooms with a sash-style windows, offering fantastic views across the rear garden, bedroom 3 is currently in use as a home office. Both rooms have their original doors which retain the Victorian/Edwardian brass rim lock.

To the outside and rear of the property is a spacious and well-designed garden offering a mix of stone flagged patio areas and gravelled walkways, bordered by mature herbaceous planting containing many carefully selected shrubs and shaped trees. There are enchanting lawned areas, a pergola and a recently erected garden shed, accessed by a gate from the newly laid driveway. This all makes for a wonderfully relaxing area but also one which has been carefully planned to provide practicality and several different uses.

To the front of the property is a newly laid driveway providing off-road parking for three vehicles. There is a block-set pathway to the front entrance door, and to the centre of the expansive lawn is a border of mature shrubbery and trees, softening the hard landscaping beautifully. The front of the property is a perfect mix of modern convenience and elegant Victorian/Edwardian style.

Together with the replacement double glazed windows, this property also benefits from being fully re-roofed in 2015, at which time the timber gutters were also replaced and the electrical system has also benefitted from upgrading.

The property is in excellent overall condition, having been well-maintained and regularly upgraded for the last 41 years, under the custodianship of the current owners. It is a delight to see such a wonderful example of Victorian/Edwardian family home, fantastically preserved and ready for a new family to make this their home.



PARTICULARS OF SALE

Central Hallway

1.8m x 5.5m (5'11" x 18'0")

A superb entrance hall with stairs to the first floor accommodation, set to stunning Karndean herringbone flooring, retaining many period features including the original balustrade and handrail, understairs coat and shoe storage and a central heating radiator.

Sitting Room

3.65m x 4.23m (12'0" x 13'11")

A fabulous reception room with a walk-in bay window to the front elevation, feature fireplace, picture rail, cornicing, original timberwork skirting and central heating radiator.

Drawing Room

3.61m x 4.2m (11'10" x 13'10")

A spacious and versatile double-aspect reception room, with a cast iron feature fireplace and natural wood fire surround. There is a period panelled ceiling, double glazed walk-in bay to the front elevation and central heating radiator.

Dining Room

3.67m x 3.35m (12'0" x 11'0")

Another fantastically bright double-aspect room, with fabulous views over the garden. The room offers a continuation of the Karndean herringbone flooring, an original pine built-in dresser and a double central heating radiator.

Ground Floor Bathroom

2.38m x 1.12m (7'10" x 3'8")

With a tiled floor and tiled splashback above the basin, fitted with a three piece suite comprising of a walk-in shower cubicle, close-coupled W.C and vanity unit housing a hand basin. Two double glazed windows to the rear elevation and thermostatic shower valve providing high water pressure to the dual shower heads.

Laundry Room

2.38m x 1.12m (7'10" x 3'8")

Fully tiled floor, provision for two laundry appliances.

Kitchen

3.08m x 3.35m (10'1" x 11'0")

Fitted with an extensive range of wall and base units in a shaker style with contrasting worktops and bright tiled splash back. There are a range of appliances including a gas double oven and hob, with extractor above. Spaces for a dishwasher and fridge, a double glazed window to the rear elevation and central heating radiator. There is a range of lighting options available in this room.

Rear Lobby

1.34m x 1.53m (4'5" x 5'0")

A conveniently located room with a window and door out to the garden, currently used for pantry storage but could also be used as a boot and coat room.

Galleried Landing

1.82m x 5.23m (6'0" x 17'2")

A bright and spacious area in the centre of the property, with a large sash-style South-facing window to the front of the property. Providing access to the four double bedrooms and family bathroom.

Family Bathroom

2.4m x 2.32m (7'11" x 7'7")

A generous bathroom fitted with a modern three-piece suite comprising of a close-coupled W.C., a large pedestal basin and bathtub with shower over. There is half-tiling to the walls, full-height tiling in the shower area and a fully tiled floor. A sash-style window with views across the garden fills the room with natural daylight and there is access to the loft storage area.



Bedroom No. 1

3.62m x 3.86m (11'11" x 12'8")

A generous double bedroom retaining many period features, including the original fitted wardrobe. There is a large sash-style South-facing window and a double radiator.

Bedroom No. 2

3.64m x 3.77m (11'11" x 12'5")

A further generous double bedroom retaining period features, including the original fitted wardrobe and recently installed fitted wardrobes. There is a large sash-style South-facing window and a double radiator.

Bedroom No. 3

3.64m x 3.34m (11'11" x 11'0")

A double bedroom currently being used as an office, with period timberwork, a sash-style window overlooking the garden and a double radiator.

Bedroom No. 4

3.02m x 3.35m (9'11" x 11'0")

A double bedroom with period timberwork, a sash-style window overlooking the garden and a double radiator.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

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.

The E.P.C Rating of this property is - D.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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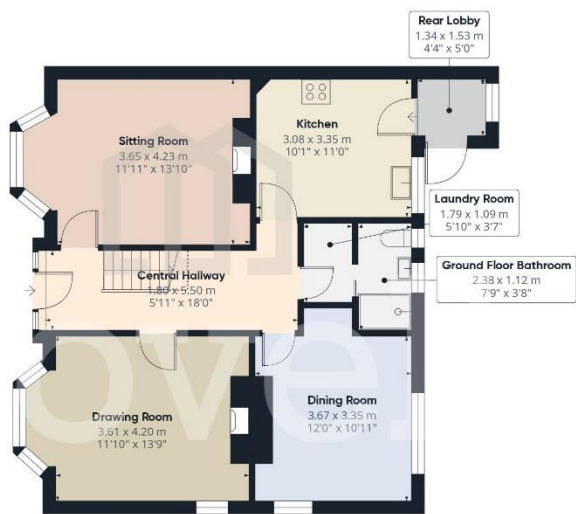
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

136.2 m²

1464 ft²

Reduced headroom

0.4 m²

4 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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