



Hull Road, Cottingham, HU16 4PA  
£620,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Hull Road, Cottingham, HU16 4PA

## Key Features

- Gated Development Of Two Homes
- Exclusive Setting
- 4 Double Bedrooms Over Two Floors
- Large Lounge & Stunning Orangery
- Quality Living Dining Kitchen With BOSCH Appliances
- 3 Bath/Shower Rooms
- Cloakroom & Utility Room
- Meticulously Landscaped Gardens With A Southerly Aspect
- Driveway & Double Garage
- EPC = B

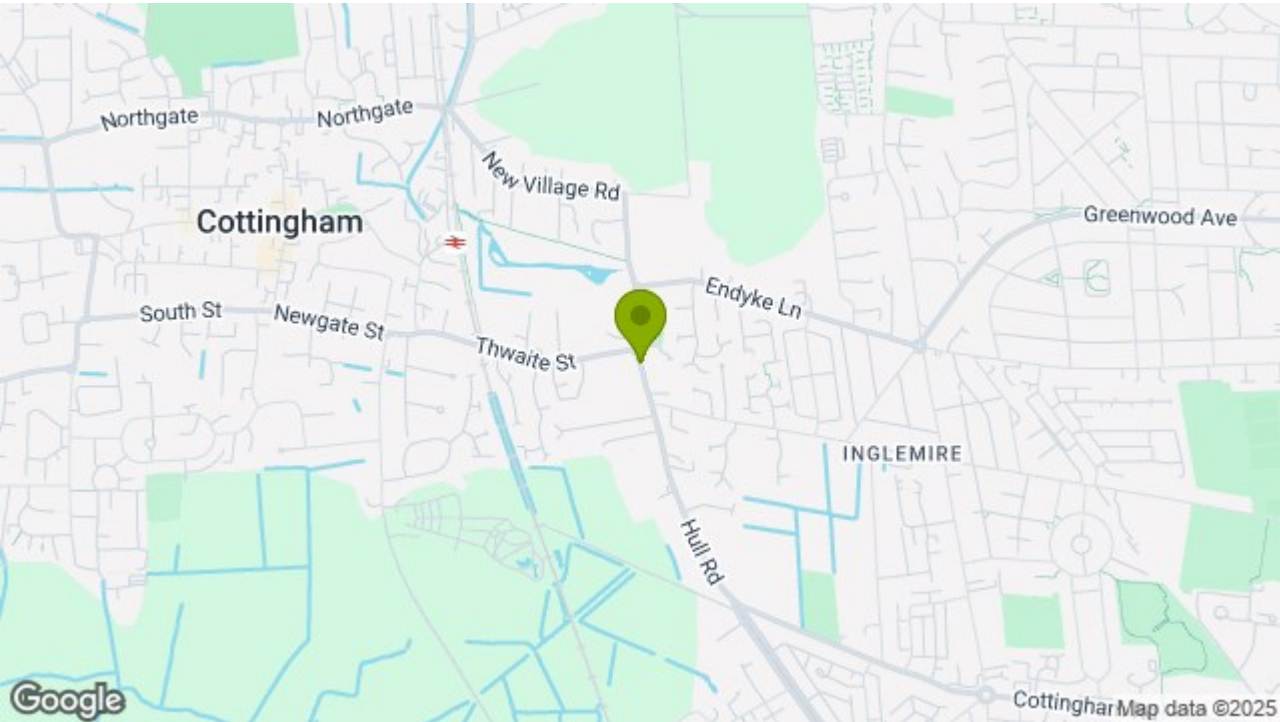
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 90        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

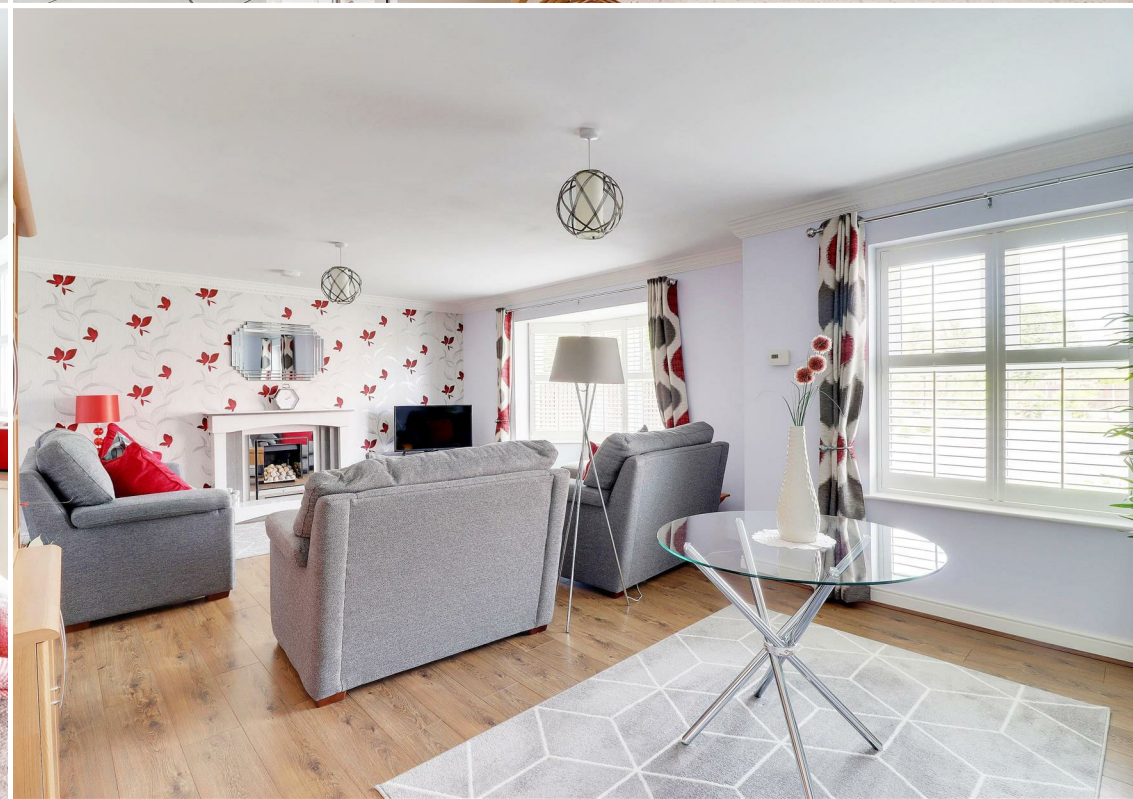
Enjoying a discreet position accessed via a private driveway adored with electric wrought iron gates is this stunning four-bedroom detached family home. The property is finished to a high specification and stands proudly amidst meticulously landscaped grounds, boasting a sense of exclusivity and enjoying a southerly rear aspect.

A welcoming entrance hallway is adorned with a glass-balustrade staircase, setting the tone for the elegance that awaits within. The ground floor unfolds into a generous lounge adorned with a feature fireplace, while the expansive open-plan dining kitchen with BOSCH appliances which seamlessly integrates with a living area and an impressive adjoining orangery having delightful views of the garden.

Continuing, the ground floor hosts two bedrooms, including a large primary bedroom with fitted wardrobes and across from a modern bathroom for added convenience. An additional bedroom offers excellent versatility. Ascending the first floor reveals two further bedrooms, each adorned with fitted furniture and en-suite facilities.

Outside, a detached double garage and a spacious driveway provide ample parking whilst the immaculate landscaped grounds envelop the property. Three thoughtfully designed patio areas offer retreats for relaxation and al fresco dining, with one boasting a summerhouse. Along the perimeter, lush planting beds are stocked with a diverse array of flowers. Adjacent to the side elevation lies a flourishing vegetable garden, complete with a greenhouse and raised beds.







## ACCOMMODATION

The property is arranged over two floors and comprises:

### ENTRANCE HALL

Accessed via a residential entrance door, the welcoming entrance hall featuring a staircase with glass balustrades leading to the first floor. A laminated wood floor runs throughout and a storage cupboard houses the hot water cylinder. A further cupboard beneath the staircase provides useful storage.

### CLOAKROOM/WC

The downstairs cloakroom is fitted with a two piece suite comprising pedestal wash basin with splashback tiling and push button WC. A window is to the front elevation, there is a tiled floor and spotlighting to the ceiling.

### LOUNGE

22'4" x 14'10" (6.81m x 4.54m)

A spacious and bright lounge features two windows to the front elevation, one being a walk-in bay window. A feature fireplace houses a living flame gas fire within a contemporary surround. There is a laminate wood floor running throughout.

### LIVING DINING KITCHEN

23'9" x 11'8" (7.26m x 3.57m)

The impressive open plan living dining kitchen provides a versatile layout. The kitchen is fitted with a comprehensive range of shaker style wall and base units which are mounted with granite worksurfaces with matching upstands and circular breakfast bar. A recessed sink unit with mixer tap sits beneath a window to the rear elevation and a host of integrated BOSCH appliances include a double oven/microwave, gas hob, dishwasher and fridge freezer. There is undercabinet and plinth lighting, space for a dining table and sofas, recessed spotlighting and a tiled floor. Double doors open to the orangery.

### UTILITY ROOM

8'4" x 6'4" (2.55m x 1.94m)

Positioned off the kitchen is the utility room which features matching shaker style base units with contrasting worktops and splashback tiling. A ceramic sink unit with mixer tap, space and plumbing for an automatic washing machine,

space for further undercounter appliances. A cupboard houses the central heating boiler, there is a tiled floor and a door leading to the driveway.

### ORANGERY

24'8" x 11'10" (7.52m x 3.63m)

A stunning orangery offering panoramic views across the garden. The superb additional living space is sat beneath two large lantern rooflights and can be used all year round with the benefit of a heating/air conditioning unit. There are recess spotlights and two sets of French doors opening to the garden.

### BEDROOM 1

20'7" x 12'7" (6.29m x 3.84m)

The spacious primary bedroom features two windows to the rear elevation, enjoying views over the gardens. To one wall there are floor to ceiling cream gloss wardrobes making an ideal dressing area.

### BATHROOM

The bathroom comprises a four piece suite incorporating a double shower cubicle with overhead shower, a panelled bath with mixer tap, a wall hung vanity unit with twin inset wash basins and a push button WC. There is a window to the side elevation, recessed spotlights, tiled floor and partly tiled walls.

### BEDROOM 4

14'6" x 11'2" (4.42m x 3.41m)

A spacious double bedroom which could be utilised as an additional sitting room of study. There are two windows to the front elevation and laminate wood flooring.

### FIRST FLOOR

### LANDING

With access to the first floor accommodation.

### BEDROOM 2

15'1" x 12'8" (4.60m x 3.87m)

A large double bedroom including a dressing area with a comprehensive range of mirror fronted sliding wardrobes. There is a dormer window to the front elevation and access to the eaves. A door leads to the en-suite.

## EN-SUITE

The well appointed en-suite is fitted with a shower cubicle with a thermostatic shower, a pedestal wash basin and push button WC. There is a chrome heated towel rail, recessed spotlights, a tiled floor, half tiled walls and a Velux skylight.

### BEDROOM 3

12'11" x 11'3" (3.95m x 3.44m)

A generous double bedroom with a wall of fitted floor to ceiling white gloss wardrobes and drawers. There is a dormer window to the front elevation, access to eaves storage and a loft hatch. A door leads to the en-suite.

### EN-SUITE

The en-suite comprises a three piece suite incorporating a panelled bath with overhead mixer shower and a glazed shower screen, pedestal wash basin and push button WC. There is tiling to the floor, partly tiled walls, recessed spotlights and a Velux window.

## OUTSIDE

### FRONT

The property is accessed via shared electric wrought iron gates, opening onto an extensive sweeping private which is shared by the two properties. This leads to a block paved double driveway which leads to the garage. The front garden is mainly laid to lawn with a paved pathway leading to the front door.

### REAR

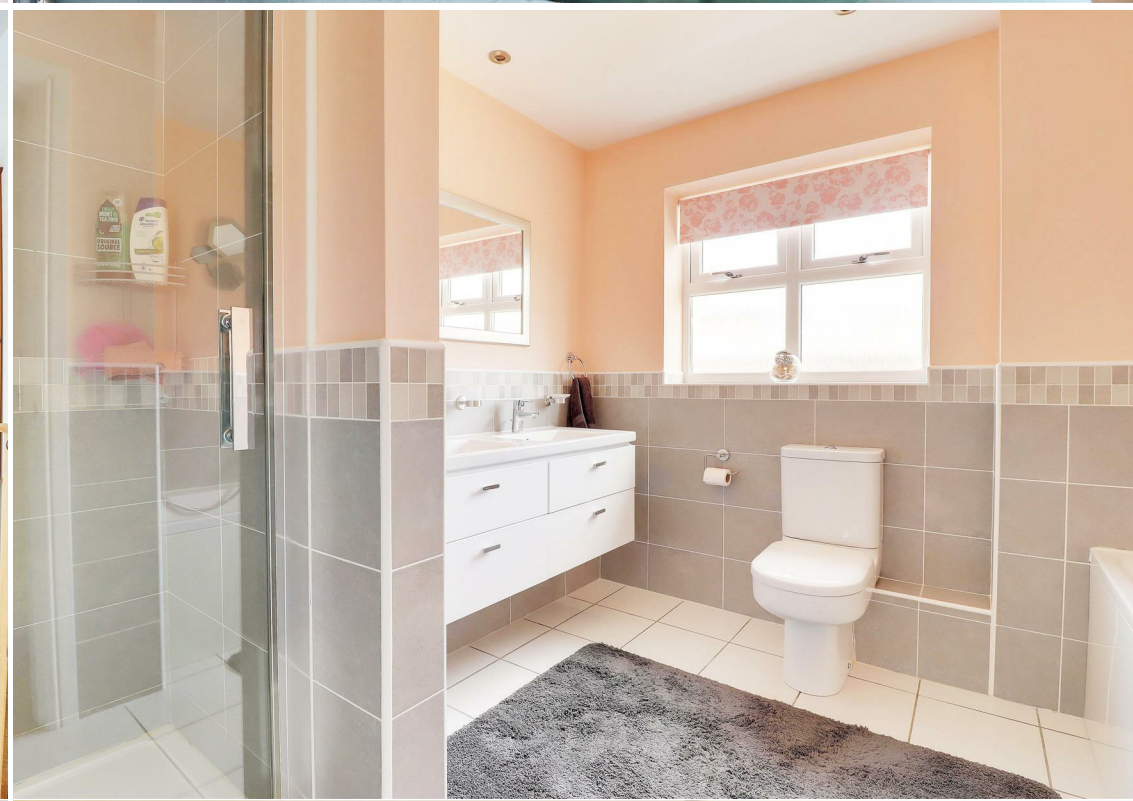
A beautifully landscaped garden which enjoys a southerly aspect and offers three patio areas to sit and enjoy the sun, one of which benefits from a summerhouse. The garden is mainly laid to lawn with attractive planting to the borders. To the side elevation there is some wooden trellis behind which is a vegetable garden with a greenhouse and raised beds.

### DOUBLE GARAGE

A detached double garage is installed with two electric doors, light and power supply.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are







connected to the property. The sewage is collected with a tank which is then pumped to the main network.  
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.  
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames..  
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.  
CONSERVATION AREA - We believe the property to lie within a conservation area.  
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## VIEWINGS

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

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vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100

## AML

Please be advised that when you agree to purchase a

property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.





GROUND FLOOR  
1766 sq.ft. (164.0 sq.m.) approx.

1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 2414 sq.ft. (224.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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