



76
Hull Road | Cottingham | HU16 4PU

£500,000

76 Hull Road, Cottingham, HU16 4PU

Set within one of Cottingham's most sought-after locations, this substantial four-bedroom detached family home offers a rare opportunity to create a truly exceptional residence. Occupying a generous south-west facing plot of approximately a quarter of an acre and backing onto open fields, the property enjoys a wonderful sense of privacy and space. Extending to nearly 2,100 sq ft and retaining a wealth of period features, alongside the added benefit of two garages, the property offers an excellent opportunity for a buyer to create a stunning home by blending character and charm with modern living.

The accommodation is arranged over two floors and offers a well-balanced, versatile layout. The ground floor features three spacious reception rooms along with a garden room, breakfast kitchen, cloakroom and WC, while the first floor hosts four well proportioned bedrooms each with fitted storage and a family bathroom.

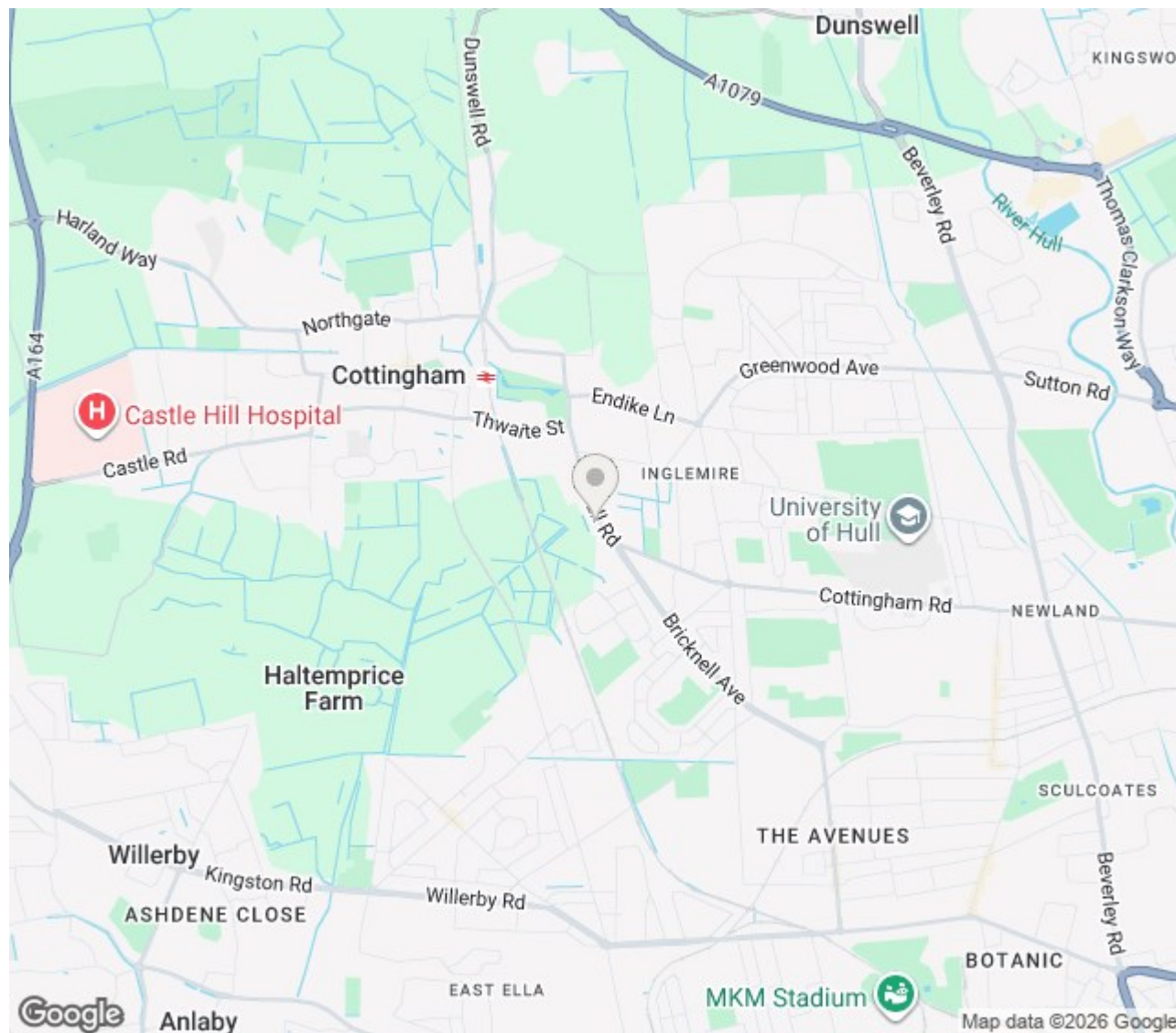
Outside, the mature rear garden is a standout feature; private, well-established, and enjoying views across open fields. A private driveway leads to two large garages, separated by a carport, offering excellent storage, workshop potential or further flexibility.

In summary, this is a rare opportunity to acquire a spacious and characterful home on a generous plot in a highly regarded location, offering significant scope to enhance and create a bespoke family residence.



Key Features

- NO ONWARD CHAIN
- Substantial 4 Bedroom 1920's Home
- Approximately 1/4 Acre Plot
- Filled With Period Features
- 3 Versatile Reception Rooms + Garden Room
- Delightful Mature Gardens With Open Fields To The Rear
- 2 Large Garages + Carport
- Highly Regarded Address
- EPC = D
- Council Tax = G



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
76	
England & Wales	EU Directive 2002/91/EC



LOCATION

Cottingham remains one of the area’s most desirable villages, boasting a thriving centre with a range of shops, cafés, restaurants and everyday amenities. The property is also conveniently placed for the University of Hull, local hospitals, reputable schooling and excellent transport links. For buyers seeking space, setting and opportunity in equal measure, this is a compelling and seldom-available prospect.

ACCOMMODATION

The spacious accommodation is arranged over two floor and extends to approaching 2100 sq ft.

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property through a part-glazed entrance door. The porch features a stone tile floor and an internal door leading to:

ENTRANCE HALL

The impressive entrance hall is a standout feature of the home, rich in original character. A herringbone floor runs throughout, complemented by a turning staircase with detailed balustrades. There is a large storage cupboard, which in turn provides access to an understairs cupboard. Internal doors with stained glass panels lead through to the principal rooms of the property.

DINING ROOM

A formal dining room positioned to the front of the property, featuring a large bay window that fills the space with natural light. A stunning inglenook-style fireplace forms the centrepiece of the room, complete with an open fire, detailed backplate, and tiled hearth. There is oak flooring throughout and access to a pantry cupboard which in turn, leads to the kitchen.

LOUNGE

Situated to the rear of the property with access to the garden room, this formal reception room features a striking fireplace with an open fire set within an ornate surround. Oak flooring runs throughout, and doors open to:

GARDEN ROOM

Enjoying fabulous views across the garden, this space is constructed with uPVC frames and features French doors opening out, along with a stone-tiled floor. It provides an ideal setting to relax on a summer’s day.

KITCHEN

The kitchen is comprehensively fitted with a range of solid wood wall and base units, complemented by contrasting work surfaces and a tiled splashback. A composite one-and-a-half bowl sink unit sits beneath a window to the side elevation. Integrated appliances include a single oven, gas hob with concealed extractor hood, fridge, dishwasher and microwave. There is a tiled floor, access to a pantry cupboard which leads through to the dining room, and there is a door from the kitchen to the carport.

INNER HALLWAY

With a wall hung wash basin, heated towel rail and access to:

CLOAKROOM/WC

Fitted with a low flush WC and there is a window to the side elevation.

STUDY

A versatile reception room, ideal for use as a study and set away from the main living areas of the property. It would also make a perfect snug, playroom or potentially a ground floor bedroom if required. A window to the rear elevation provides a pleasant outlook over the garden.

FIRST FLOOR

LANDING

Providing access to the first-floor accommodation, the landing features a striking double-height stained glass window to the staircase, along with a useful storage cupboard.

BEDROOM 1

A generously sized principal bedroom with windows to the rear elevation, enjoying elevated views over the garden. The room benefits from fitted wardrobes and a sink unit with a tiled splashback set neatly within one corner.











BEDROOM 2

A second exceptionally spacious double bedroom featuring windows to both the front and side elevations, along with twin built-in wardrobes.

BEDROOM 3

A third spacious double bedroom featuring a side-facing window and a built-in wardrobe, with a pedestal sink neatly positioned in one corner.

BEDROOM 4

A generously sized single bedroom featuring fitted wardrobes with overhead storage, windows to both the side and rear elevations, and a pedestal sink unit with splashbacks.

BATHROOM

The contemporary bathroom is appointed with a stylish three-piece suite comprising a panelled bath, a vanity wash basin set within a fixed storage unit, and a corner shower enclosure with a thermostatic shower and waterproof boarding. Additional features include a heated towel rail, fully tiled walls, and windows to both the front and side elevations.

W.C.

Separate to the bathroom, fitted with a low flush WC, half tiled walls and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property, a driveway provides off-street parking for multiple vehicles. A gravelled pathway leads to the entrance door, with hedging along the kerbside boundary offering a good degree of privacy.

REAR

The property sits on a generous south-west facing plot of approximately a quarter of an acre, with most of the land extending to the rear. The mature, private gardens offer ample space for landscaping, potential extensions without sacrificing outdoor space, or simply enjoying sunshine throughout the day.

The garden has been thoughtfully arranged into two sections. The first, closest to the house, features a lawn with well-established planting beds. Beyond this lies a productive rear area, comprising four vegetable plots, along with a greenhouse and a timber shed.

In one corner of the garden, there is an original World War II air raid shelter, now providing excellent storage space for garden equipment.

GARAGING

The property benefits from two spacious garages, one of which is currently used as a workshop, linked by a carport. Extending along the full length of the property, the garages and carport provide excellent space for car enthusiasts or those who enjoy practical pursuits such as woodworking.

LAUNDRY ROOM & WC

At the rear of the garages are two practical additional rooms: one serves as a laundry room with power and plumbing, while the other provides a convenient gardener's toilet.

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

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 G. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the 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.

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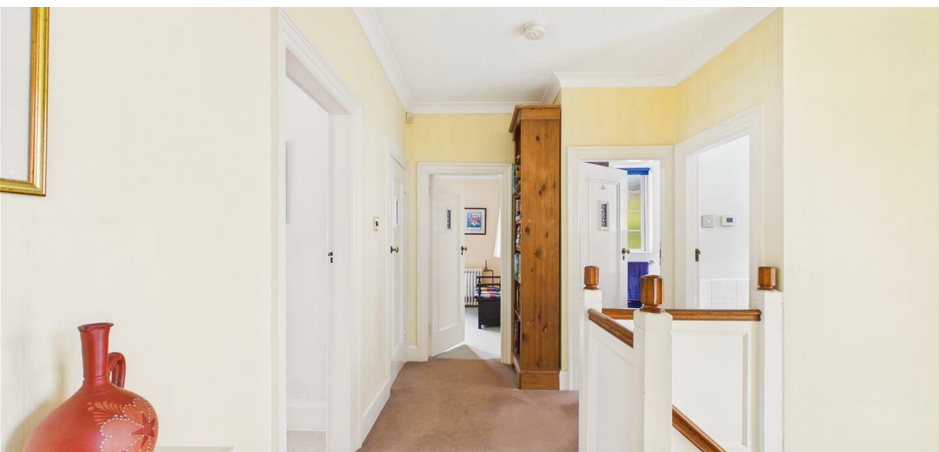
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





















Ground Floor



First Floor



Approximate total area⁽¹⁾
2624 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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The logo features a green house icon with a chimney, positioned above the word "Philip" in a dark grey sans-serif font. Below "Philip" is the word "Bannister" in a large, bold, green sans-serif font.

Philip Bannister

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Platinum Collection

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