Riplingham Road, Cottingham, HU16 5WG

£300,000

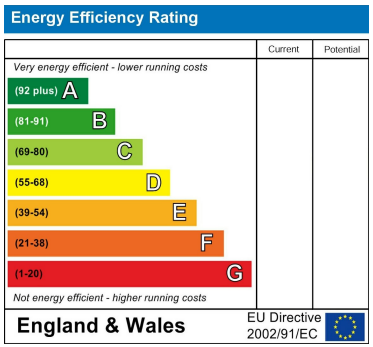
Philip Bannister

Riplingham Road, Cottingham, HU16 5WG

An exceptional property enjoying a magnificent setting within extensive, beautifully maintained grounds, with fabulous views across the surrounding countryside. This impressive property offers spacious and versatile accommodation, including a superb living/dining room, generous dining kitchen, well-proportioned bedrooms and beautifully appointed bath and shower rooms. Combining elegant period character with modern comforts, the property enjoys a wonderful sense of space, privacy and tranquillity in a truly picturesque setting.

Key Features

- Fabulous Apartment
- Unrivalled Countryside Views
- 2 Double Bedrooms
- Beautifully Presented Throughout
- Generous and Spacious Accommodation
- Tranquil Setting
- No Onward Chain
- EPC =



INTRODUCTION

The property stands within truly magnificent grounds, providing a wonderful sense of space, privacy and tranquillity. Expansive sweeping lawns extend around the impressive period residence, complemented by mature trees, established hedging and beautifully maintained shrubbery. A substantial gravelled forecourt creates an impressive approach to the property, whilst the extensive gardens enjoy fabulous uninterrupted views across the surrounding countryside and neighbouring woodland. The exceptional grounds offer a picturesque and peaceful setting befitting this outstanding residence.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

LIVING / DINING ROOM

A superbly proportioned living/dining room offering generous space for both relaxation and formal dining. This impressive room enjoys an abundance of natural light through multiple sash-style windows, framing fabulous views across the surrounding countryside. Further features include attractive chandelier-style lighting, neutral décor and fitted carpeting, creating a bright and versatile space ideal for entertaining relaxing.

DINING KITCHEN

A spacious dining kitchen fitted with an extensive range of cream shaker-style wall and base units, complemented by contrasting black granite work surfaces and a one-and-a-half bowl sink beneath the rear window. Appliances include a range-style cooker with extractor hood above and an integrated microwave. Further features include recessed ceiling spotlights, wood-effect flooring and ample space for a family dining table.

BEDROOM 1

An exceptionally spacious principal bedroom enjoying an abundance of natural light through sash-style windows to multiple elevations, with delightful views over the impressive grounds. This room offers generous space for bedroom furniture and features high ceilings, attractive chandelier-style lighting, neutral décor and fitted carpeting. Further benefits include access to a beautifully appointed en-suite bathroom and a large airing cupboard.

EN-SUITE

A spacious and beautifully appointed en-suite bathroom featuring a contemporary four-piece suite comprising a freestanding bath, large walk-in shower enclosure with glazed sliding doors, pedestal wash hand basin and low flush WC. Complemented by attractive neutral tiling to the walls and floor, a chrome heated towel rail, recessed ceiling spotlights and a sash-style window providing natural light.

BEDROOM 2

A well-proportioned bedroom featuring a large sash-style window providing plenty of natural light and pleasant views over the grounds. The room offers ample space for bedroom furniture and benefits from high ceilings, neutral décor and fitted carpeting.

EN-SUITE / SHOWER ROOM

A beautifully appointed Jack and Jill shower room featuring a contemporary three-piece suite comprising a spacious walk-in shower enclosure with glazed sliding doors, rainfall shower head and separate handheld attachment, pedestal wash hand basin and low flush WC. Complemented by attractive neutral tiling to the walls and floor, chrome heated towel rail and recessed ceiling spotlights. Conveniently accessible from both the bedroom and hallway.

EXTERNAL;

PARKING

The property comes with a designated parking space within the car park, there are additional guest spaces available.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of an oil fired central heating system to panelled radiators.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
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 Leasehold. This should be clarified by your legal representative.

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.

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 independent 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.

AGENTS 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.
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 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

LEASE INFORMATION

125 year lease from 2007 with 105 years remaining ending in 2132.
Ground Rent = £100 p/a
Service Change = £395 p/m Includes £50 for sinking fund charge

Approximate total area(1)

1227 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.

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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk