



*37 Dene Road, Cottingham, East Yorkshire, HU16 5PD*

- 📍 Significantly Extended
- 📍 Semi Detached House
- 📍 Four Beds/ Two Baths
- 📍 Great Living Space
- 📍 En-suite to Bedroom 1
- 📍 62 Metre rear garden
- 📍 Must Be Viewed
- 📍 EPC = A

**£315,000**

## INTRODUCTION

Viewing is absolutely essential to appreciate the size of both accommodation and garden at this most desirable property. Significantly extended and enhanced over the years by the current owners, this lovely home has many features and is ideal for family occupation. Excellent parking is available to the front and the rear garden extends to approximately 62 metres in length with patio areas and lawns together with an entertaining area. There is also a large brick built store garage. The accommodation boasts central heating, double glazing and briefly comprises an entrance hallway, cloaks/WC, superb 'L' shaped living room, rear sitting room, modern kitchen and utility. At first floor are four bedrooms with an en-suite to the main and there is a separate contemporary house bathroom with freestanding bath. In all, a super property in a very convenient residential area with the highly regarded Westfield Primary School nearby and easy access to Cottingham centre.

## LOCATION

Dene Road is an attractive street scene which runs between Eppleworth Road and West End Road, close to Cottingham village centre. Cottingham has an excellent number of shops facilities and amenities along with well reputed schooling at nearby Westfield Primary School. Secondary schooling at Cottingham High School is also conveniently placed. Cottingham has its own railway station and is ideal for travelling towards Hull City Centre or the nearby market town of Beverley.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A welcoming hallway with tiled flooring.



### CLOAKS/WC

With low level WC and wash hand basin. Tiled surround.

### *LIVING ROOM*

20'9 x 10'7 extending to 21'5 x 10'2 approx (6.32m x 3.23m extending to 6.53m x 3.10m approx)

This 'L' shaped open plan living space provides ample areas for relaxing and dining. The chimney breast houses a feature fire surround with brick detail complete with a log burner. There is parquet flooring and a window to the side elevation. Two pairs of bespoke crescent shaped doors open to:



### *SITTING ROOM*

18'9 x 7'10 approx (5.72m x 2.39m approx)

With views across the garden and patio doors opening out to the terrace. There is also a separate single door providing access out.



### *KITCHEN*

10'3 x 9'5 approx (3.12m x 2.87m approx)

Having an extensive range of attractive high gloss fronted base and wall mounted units with granite work surfaces having a one and a half sink and drainer unit with mixer tap connected to filtered water, integrated NEFF double oven, AEG four ring gas hob with Elica designer extractor hood above, dishwasher, fridge/freezer, tiling to floor, window to side elevation. Serving hatch through to dining area.



### *UTILITY*

With fitted units granite worksurfaces, Belfast sink and mixer tap, plumbing for automatic washing machine, space for further appliances, tiling to floor. Window to front elevation.



### *FIRST FLOOR*

#### *LANDING*

Window to front elevation.

#### *BEDROOM 1*

14'1 x 9'0 approx (4.29m x 2.74m approx)  
With window to rear elevation. A dressing area has a range of fitted wardrobes.



### *EN-SUITE SHOWER ROOM*

With shower cubicle, low level WC and wash hand basin.



### *BEDROOM 2*

10'10 x 10'8 approx (3.30m x 3.25m approx)  
With fitted wardrobes having sliding mirrored doors. Window to front elevation.



### *BEDROOM 3*

8'1 x 7'1 approx (2.46m x 2.16m approx)  
With fitted wardrobes. Window to side elevation.



### *BEDROOM 4*

9'4 x 7'10 approx (2.84m x 2.39m approx)  
Window to rear elevation.



### *BATHROOM*

A feature bathroom with low level WC, wash hand basin, corner shower cubicle and roll top bath with tap stand. Tiling to the walls and floor, heated towel rail.



### *OUTSIDE*

An extensive blockset forecourt provides generous parking facilities. The rear garden extends to 62 metres in length and has many areas of interest. Directly to the rear of the house lies a paved terrace which leads to a lawn. There is a further patio area with a covered brick pillared gazebo ideal for relaxing and entertaining. There is a further lawned garden beyond. The garden also has sheds and a brick built store garage with side door, which measures approximately 17'2 x 9'0 with loft storage space and electric automatic roller door to the front.



### *REAR VIEW OF THE PROPERTY*



### *TENURE*

Freehold

### *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

If a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

### *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

*VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

*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.

*VIEWING APPOINTMENT*

TIME .....DAY/DATE .....

SELLERS NAME(S) .....



**Ground Floor**

Approx. 75.6 sq. metres (813.6 sq. feet)



**First Floor**

Approx. 62.5 sq. metres (672.6 sq. feet)



Total area: approx. 138.1 sq. metres (1486.3 sq. feet)

