



48 George Street, Cottingham, East Yorkshire, HU16 5QP

- 📍 Period Cottage
- 📍 Beautiful Rear Garden
- 📍 Central Village Location
- 📍 Requires Refurbishment
- 📍 Great Potential
- 📍 Two Bedrooms
- 📍 Great Character
- 📍 EPC = D

£185,000

INTRODUCTION

Situated in the centre of the village is this period cottage property which combines accommodation of great character with a beautiful and good sized rear garden. The property is one of the oldest in the village and has a great deal of character. A programme of modernisation/refurbishment would be beneficial allowing an incoming purchaser to put their own stamp on it. Features include two reception rooms to the original section of the house, together with a kitchen, downstairs shower room and rear sitting room in a later extension. At first floor are two bedrooms, the main having plenty of space for the creation of an en-suite. Gas central heating to radiators is installed and there is some double glazing. The rear garden is a particular feature incorporating patio areas, a covered seating area and lawns which are part walled to one side. In all a very unique property in what could not be a more convenient location.

LOCATION

The property is situated along George Street, just off the busy thoroughfare of Hallgate where an excellent range of shops and amenities are to be found. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull City Centre, the historic market town of Beverley or in a westerly direction toward the iconic Humber bridge. Cottingham also has its own mainline railway station with direct access to London King's Cross. Schooling for all ages is available being both state and private.

ACCOMMODATION

Residential entrance door to:

ENTRANCE LOBBY

ENTRANCE HALL

With window to side elevation.

LOUNGE

12'1" x 11'3" approx (3.68m x 3.43m approx)

With brick fireplace, bow window to front elevation.



DINING ROOM

14'6" x 12'11" approx (4.42m x 3.94m approx)
With bow window to rear elevation, beams to ceiling and staircase leading up to the first floor.



INNER LOBBY

With external access door to rear, tiled flooring.

SHOWER ROOM

With shower cubicle, low level W.C and wash hand basin.

KITCHEN

13'9" x 10'6" approx (4.19m x 3.20m approx)
This attractive part vaulted room has a range of fitted units, sink and drainer, range cooker and plumbing for an automatic washing machine, window to side elevation. Doors to:



SITTING ROOM

11'0" x 11'0" approx (3.35m x 3.35m approx)

A very pleasant room which overlooks the garden and has double doors leading out.



FIRST FLOOR

LANDING

BEDROOM 1

20'1" x 11'7" approx (6.12m x 3.53m approx)

With two windows to the front elevation. Central chimney breast. There is plenty of scope within this room to create an en-suite. There is also an access door through to an eaves/storage area.



BEDROOM 2

14'6" x 12'5" approx (4.42m x 3.78m approx)
Window to rear elevation.



OUTSIDE

The property abuts the pavement to George Street and a good sized rear garden is a particular feature which incorporates patio areas, covered seating area and lawns which are part walled to one side.



ALTERNATIVE VIEW



SEATING AREA



REAR VIEW OF THE PROPERTY



TENURE

Freehold

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.

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.

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.

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.

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.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)





Total area: approx. 119.9 sq. metres (1290.5 sq. feet)

