



Harland Way, Cottingham, East Yorkshire, HU16 5PP

FINE & COUNTRY

STANDING ON A SUPERB PLOT OF NEARLY HALF AN ACRE WITH HEATED SWIMMING POOL AND EXTREMELY VERSATILE ACCOMMODATION OVER 3,000 SQ.FT.



Located in one of the most sought after addresses in the region this substantial individual detached property stands on a superb private plot set well back from the road. With multiple parking, the rear garden is a delight with heated swimming pool, adjoining summer house and spacious outdoor entertaining areas. The accommodation provides five to six bedrooms, four bathrooms, three to four receptions which includes a large open plan living kitchen with two sets of bi-fold doors taking full advantage of the garden view. With bedrooms to both ground and first floor this property is ideal for those with mobility issues. The property is situated within walking distance of schools and the excellent local amenities. Take a look at the photographs and floorplan to fully appreciate the outstanding lifestyle this property offers.

Location:

The village of Cottingham lies approximately five miles to the north west of the centre of Hull and is one of the most exclusive residential villages in the area. Good road connections are available as the Humber Bridge Northern Approach Road runs to the west of the village linking the Historic Town of Beverley with the Humber Bridge and the region's motorway network. There is a local train service available within the village connecting it with Hull, Beverley and the east coast beyond. There is a good choice of well-regarded schools, shops and restaurants with the added advantage of three private golf clubs within a 3 mile radius of each other.

Accommodation:

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall:

With built-in cloaks cupboard.

Cloakroom and WC:

With wash hand basin.

Reception Living Room:

19'9" x 18'9" (6.02m x 5.72m) Being a particular feature of this property with full height ceilings and gallery. Double hardwood doors lead to the ...

Lounge:

24' x 14'9" (7.32m x 4.5m) Feature stone wall and wood burning stove.

Inner Hall/Study Area:

Leads to the ...





Open Plan Dining Kitchen:

20'5" x 16' (6.22m x 4.88m) This substantial extension has two sets of bi-fold doors taking full advantage of the delightful garden view and access to the decking and terrace. Includes a stylish range of floor and wall cabinets with complementing solid oak worktops, single drainer one and a half bowl sink unit, integrated appliances include double oven and hob, plus microwave and plumbing for dishwasher, matching centre island unit and underfloor heating.

Studio:

12'4" x 9'9" (3.76m x 2.97m)

Bedroom 1:

15'4" x 12'4" (4.67m x 3.76m) Includes a range of fitted wardrobes.

Bedroom 2:

13'6" x 10' (4.11m x 3.05m) Includes a range of fitted wardrobes.

Ground Floor Family Bathroom:

Includes a five piece suite with complementing tiling and underfloor heating. Includes shower cubicle, panelled bath, twin vanity wash hand basins, low level w.c. and underfloor heating.

Inner Lobby:

With airing cupboard.

Utility Room:

10'4" x 9' (3.15m x 2.74m) Belfast sink, large store cupboard and internal access to the garage.

Guest Bedroom 3:

14'7" x 11'7" max (4.45m x 3.53m max) With underfloor heating.

En-suite Shower Room:

Fully tiled complementing a three piece suite comprising shower cubicle, vanity wash hand basin and low level w.c.

First Floor**Gallery Landing****Master Bedroom:**

16'8" x 13'4" (5.08m x 4.06m) Large walk-in wardrobe and access to loft eaves.

En-suite Shower Room:

Fully tiled complementing a three piece suite comprising shower cubicle, vanity wash hand basin and low level w.c. plus heated towel rail.

Bedroom 5:

15'3" x 7'6" (4.65m x 2.29m) Built-in wardrobe.

Bedroom 6:

11'8" x 8'5" (3.56m x 2.57m)

Second Family Bathroom:

Includes a four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin and low level w.c.

Outside:

The property stands particularly well, set back from the road behind mature trees and shrubs. A long winding driveway opens up to a spacious parking area in front of a substantial integral garage 18'7" x 15'.

The rear garden has been laid out with outdoor entertaining in mind, access via the bi-fold doors is the decking area beyond which is a substantial open summer house enjoying a western aspect with attached plant room for the swimming pool filter system. The gardens include a multitude of ornamental shrubs and trees plus garden shed.

Services:

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

Central Heating:

The property has the benefit of a comprehensive gas fired central heating system to panelled radiators.

Solar Panels:

The property has the benefit of solar panels with battery storage.

Charging Point:

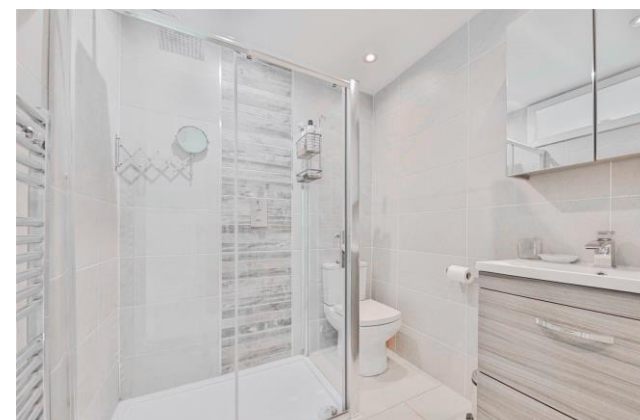
The property has the benefit of an electric vehicle charging point.

Council Tax:

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer:

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Site Plan Disclaimer:

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages:

We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Independent 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.

Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR
2367 sq.ft. (219.9 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



HARLAND WAY, COTTINGHAM HU16 5PP

TOTAL FLOOR AREA : 3257 sq.ft. (302.6 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

