



83 Harland Way, Cottingham, East Yorkshire, HU16 5PT

FINE & COUNTRY

ONE OF THE BEST HIGH SPECIFICATION CONTEMPORARY PROPERTIES SEEN BY THE AGENT
OFFERING A TRULY ASPIRATIONAL LIFESTYLE



SET WELL BACK FROM THE ROAD IN A PRIME LOCATION ON A GENEROUS PLOT OF APPROXIMATELY ONE THIRD OF AN ACRE, PROVIDING AROUND 3500 SQ FT OF LIVING SPACE INCLUDING A LARGE STUDIO, AN IDEAL SPACE TO WORK FROM HOME OR POTENTIAL TO CONVERT TO OTHER USES SUCH AS GRANNY FLAT, GUEST SUITE ETC. FEATURES INCLUDE AN IMPRESSIVE ENTRANCE, SUPERB 31' X 18' OPEN PLAN DINING/LIVING/KITCHEN, A SUPERB MASTER BEDROOM SUITE, THREE FURTHER DOUBLE BEDROOMS, THREE BATHROOMS IN TOTAL, LARGE DOUBLE GARAGE AND MULTIPLE PARKING. TAKE A LOOK AT THE PHOTOGRAPHS AND FLOORPLAN TO FULLY APPRECIATE THE EXTENT AND QUALITY OF THIS PROPERTY.

Accommodation

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

Entrance Reception

Featuring Karndean flooring. Open plan to the living room.

Cloakroom

Separate W.C.

With wash hand basin.

Lounge

This dual aspect room has bi-fold doors to the west facing garden and a full width media wall by Neville Johnson, chimney breast feature with Venetian plastering and a Stovax inset fire.

Dining Room

With large picture window enjoying a delightful outlook.

Open Plan Dining/Living/Kitchen

The living area includes French doors to the garden and a picture window enjoying a delightful outlook plus a range of fitted cabinets. There is a bay window to the dining area with a south facing aspect. The kitchen area has a comprehensive range of stylish floor and wall cabinets with complementing quartz granite worktops and large centre island unit with twin bowl sink unit, Rangemaster range oven, additional sink unit and dishwasher.





Utility Room

This generously proportioned room works perfectly for a family or for those with dogs. Includes a comprehensive range of fitted cabinets, Belfast sink, plumbing for automatic washing machine and single drainer sink unit.

Agents Note

There is Karndean flooring and underfloor heating throughout the ground floor.

First Floor

Landing

With built-in airing cupboard housing the hot water cylinder.

Master Bedroom Suite

Including ...

Master Bedroom

With a range of stylish fitted bedroom furniture and double French doors to a Juliet balcony.

Large Walk-in Dressing Room

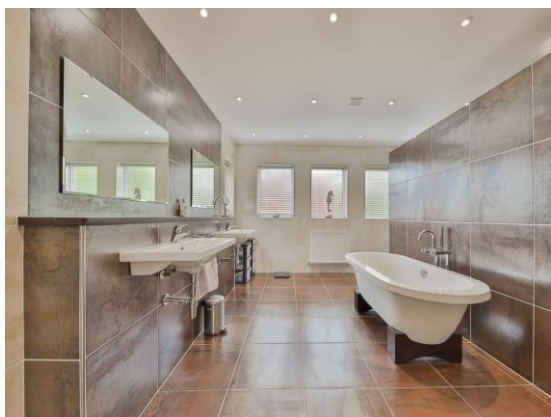
With fully fitted open shelving and hanging.

En-suite Bathroom

Including large walk-in shower, freestanding contemporary style bath, twin vanity wash hand basin and separate w.c. area with full complementing tiling and heated towel rail.

Bedroom 2

With Juliet balcony and double French doors.



En-suite Shower Room

Including shower cubicle, wash hand basin and low level w.c. with complementing tiling and heated towel rail.

Bedroom 3

With a dual aspect and double French doors to a Juliet balcony.

Bedroom 4

With double French doors to a Juliet balcony.

Outside

The property stands particularly well and is set back from the road behind mature hedging enjoying considerable privacy. Smart contemporary style electric gates lead to a long private driveway which opens out into a large parking area providing multiple parking and turning space. The rear garden has been laid out taking full advantage of the south and western aspects with a good sized patio/outdoor entertaining area.

The remainder of the garden is lawned enjoying considerable privacy and not overlooked.

Double gates provide additional vehicle access to the rear, ideal for garden maintenance or additional parking for motorhome etc.

Double Garage

With electrically operated door and large studio over with internal staircase measuring 21'4" x 15'0" with four sets of Velux windows and double French doors to a Juliet balcony.

Services

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

Central Heating

The property has the benefit of a gas fired central heating system providing underfloor heating to the ground floor and panelled radiators to the first floor.

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.

Tenure

The tenure of the property is freehold.

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.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

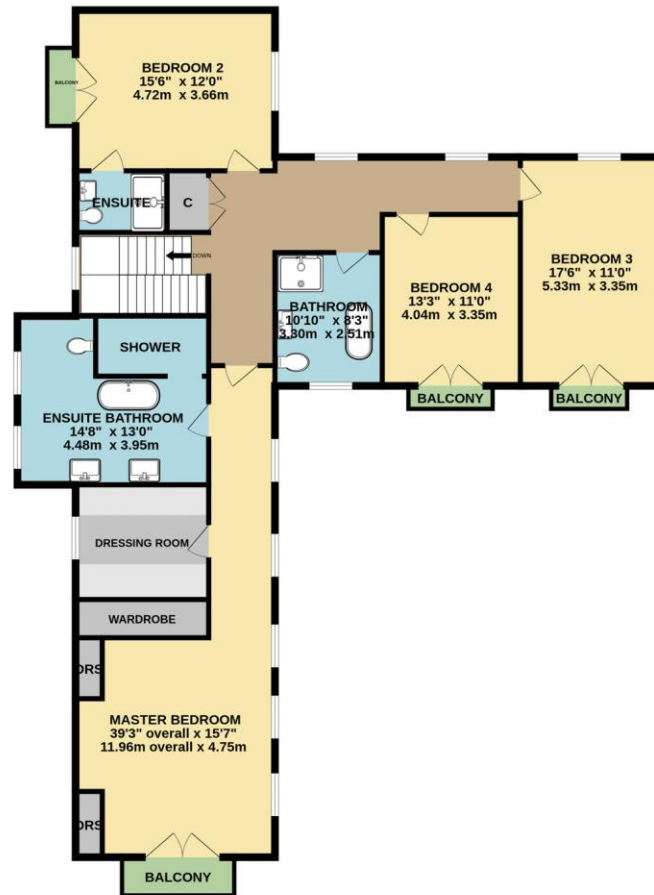
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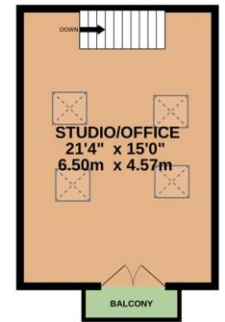
GROUND FLOOR
1611 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR
1580 sq.ft. (146.8 sq.m.) approx.



STUDIO/OFFICE
320 sq.ft. (29.7 sq.m.) approx.

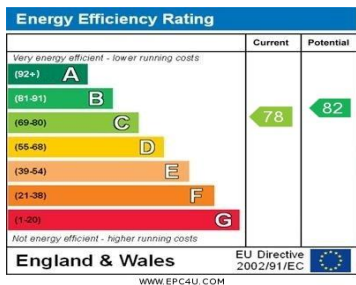


HARLAND WAY, COTTINGHAM, HU16 5PT

TOTAL FLOOR AREA : 3511 sq.ft. (326.2 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

