



93 Cottingham Road, Hull, East Yorkshire, HU5 2DG

FINE & COUNTRY

## A GEORGIAN PERIOD PROPERTY ON A HALF ACRE PLOT IN ONE OF THE BEST ADDRESSES IN HULL OVER 2000 SQ FT OF STYLISH ACCOMMODATION



Discreetly set back from the road within the vibrant University area close to Newland Park, this substantial Grade II Listed Georgian period property combines the best in contemporary living with the style and charm of the Georgian era. Although three bedrooms, the property offers 2070 sq ft, larger than most five bedroom houses, with good off-street parking and garage. The property features a fantastic contemporary garden room/orangery, large master bedroom suite with dressing room and smart en-suite and well equipped kitchen with figured granite worktops. The south facing walled garden enjoys considerable privacy and a secure environment for a young family. Take a look at the photographs and floorplan, you will not fail to be impressed by the lifestyle that this property offers.

## Location

Cottingham Road is situated close to the main University campus and offers a variety of local shops and amenities. Forming part of Hull's ring road, Cottingham Road offers excellent road connections to most parts of the city and good public transportation is available. Newland Avenue runs off Cottingham Road and boasts a lively cafe culture with an expanding array of restaurants, bars and shops to suit all.

## 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 staircase off, understairs storage cupboard and maple flooring.

## Living Room

With a dual aspect and walk-in bay window enjoying a south facing aspect. Period stone fireplace with woodburning stove.

## Dining Room

With French door to the garden room. Period stone fireplace with open hearth and maple flooring.





### Garden Room/Orangery

This stunning contemporary extension has full width glass doors overlooking the south facing garden with direct access to the terrace. With stone flagged flooring and underfloor heating plus a large lantern light over.

### Kitchen/Breakfast Room

Having been fitted with a stylish range of floor and wall cabinets with complementing figured granite worktops, peninsular breakfast bar and single drainer one and a half bowl sink unit. Integrated appliances include refrigerator, freezer, automatic washing machine and dishwasher plus recess cupboard and gas fired central heating boiler unit.

### Utility Room

With plumbing for automatic washing machine. There is provision and drainage to install a w.c. if desired. With internal door to the garage.



### First Floor

### Landing

### Master Bedroom

With a dual aspect. Period fireplace. Open plan to the ...

### Dressing Room

With fitted wardrobes, cupboards and shelving.

### En-suite Shower Room

Includes a four piece suite comprising large shower cubicle, twin vessel wash hand basins and low level w.c. with full complementing tiling.

### Bedroom 2

Enjoying a south facing aspect over the garden with fitted wardrobes and recess cupboard.

### Bedroom 3

With a range of fitted wardrobes and drawer units.

### Family Bathroom

Fully tiled comprising freestanding bath, independent shower cubicle, wash hand basin and fitted cupboard.

### Separate W.C.

With wash hand basin.

### Outside

The property stands particularly well and is set back from the road with mature screening providing privacy.

A private drive gives access to the property and two neighbouring houses providing off-street parking for each property leading to an integral garage measuring approximately 23'7" x 12'4".

To the rear of the property is a spacious stone flagged terrace enjoying a south facing aspect, perfect for outdoor entertaining and a level play area for children beyond which is a large lawn with various fruit trees, mature weeping willow tree and spacious lawn. There is a large garage style shed.

### 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 to panelled radiators with underfloor heating to the garden room.

### Tenure

The tenure of the property is freehold.

### Council Tax

Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.\*

### 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

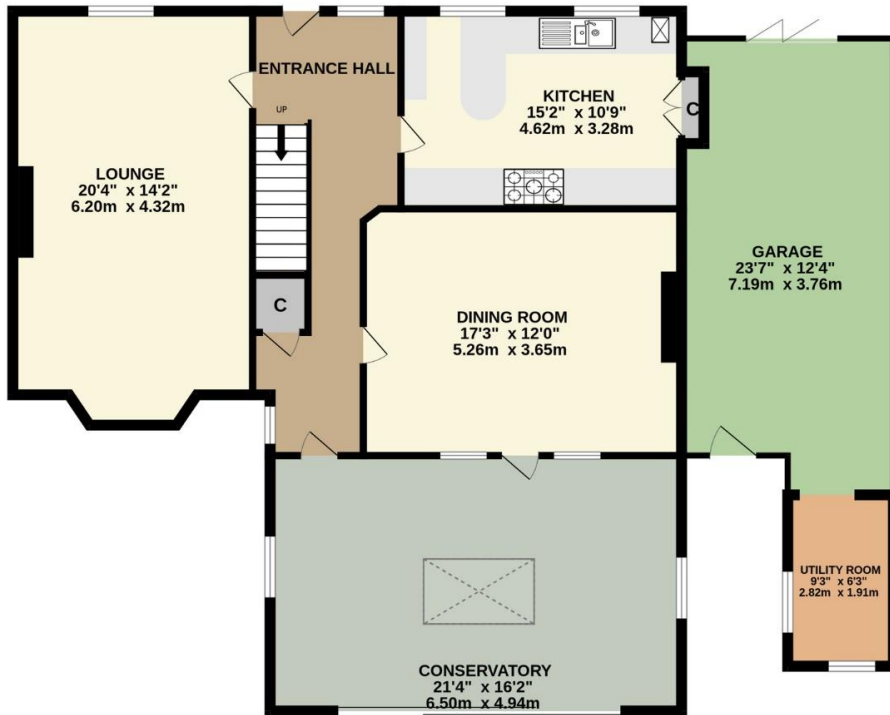
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## Valuation/Market Appraisal:

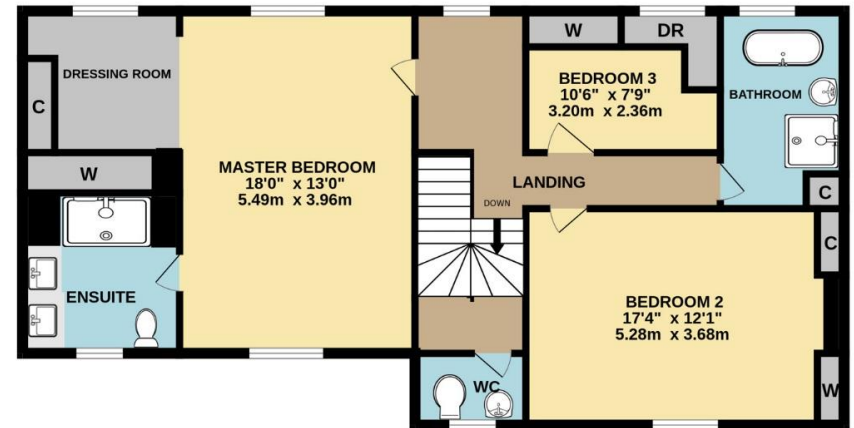
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GROUND FLOOR



1ST FLOOR



93 COTTINGHAM ROAD

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

