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Matthew
Limb
MOVING HOME



44 Newgate Street, Cottingham, East Yorkshire, HU16 4DT

- 📍 Stunning Detached Property
- 📍 Beautifully Appointed
- 📍 Stylishly Presented
- 📍 Bursting With Character
- 📍 4 Double Bedrooms
- 📍 4 Reception Rooms
- 📍 Gardens & Double Garage
- 📍 EPC - D

£525,000

INTRODUCTION

We are delighted to offer for sale this simply stunning detached house which stands in a good sized plot, well placed for convenient access to Cottingham's range of amenities. Built in the 1930s, this lovely home is bursting with period features and character enhanced by the current owners with a sympathetic refurbishment over recent times combining many modern fittings. Stylishly presented the particularly spacious, the well balanced accommodation is light and airy and has great appeal with early viewing strongly recommended. The versatile layout currently comprises a beautiful hallway, cloaks/WC, four reception rooms and a fabulous breakfast kitchen plus separate utility room. Upon the first floor are four double bedrooms, the master having the benefit of an en-suite bath/shower room and there is a luxurious family bathroom with claw footed bath. The accommodation boasts gas fired central heating to radiators and double glazing, predominantly uPVC framed.

Outside gardens wrap around the house and are bounded by mature borders which provide seclusion. Gates open to the parking forecourt which leads onwards to the detached double garage.

In all this fabulous property has character in abundance and is immaculately presented, it should not be missed!

LOCATION

The property occupies a good sized corner plot where Newgate Street meets the attractive tree lined street of Kingtree Avenue. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreation 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 and in a westerly direction towards the iconic Humber Bridge. Cottingham also has its own mainline railway station with direct access to London Kings Cross. Schooling for all ages is available, being both state and private.

ACCOMMODATION

Double opening doors open to:



ENTRANCE PORCH

With tiled flooring with internal door opening to:

CENTRAL ENTRANCE HALLWAY

This stunning hallway has a beautiful strip wood floor and an impressive turning staircase which leads up through a half landing to the first floor. There is a stunning leaded stained glass window to the side elevation. The hallway also has a picture rail to the wall, decorative niche and provides access to the principle rooms.



CLOAKS/WC

With low level WC, wash hand basin, tiling to the floor.

LOUNGE

15' x 15' approx (4.57m x 4.57m approx)
extending to 17ft into deep bay window to the front elevation.

An elegant room full of character with a beautiful strip wood floor, deep moulded coving to the ceiling and the focal point being a feature fire surround with cast fireplace and tiled hearth.



SITTING ROOM

14' x 14' approx (4.27m x 4.27m approx)
Extending to 16'8" into deep bay window to the front elevation.
Further window to side elevation.

This stylish room has a delph rack, lovely varnished floor, open shelves to alcove and a feature fireplace with a tiled hearth housing a log burner.



DINING ROOM

19'6" x 11'4" approx (5.94m x 3.45m approx)
A particularly spacious room with window to the side elevation and beautiful varnished wood floor. There is a feature cast fireplace, deep moulded coving to the ceiling.



DINING ROOM - ALTERNATIVE VIEW



DINING ROOM - DINING AREA



STUDY/SNUG

11'6" x 9'5" approx (3.51m x 2.87m approx)
With window to side elevation and feature brick edged fireplace. This room is ideal as a home working space, snug or the current owners have used it as an occasional bedroom.



BREAKFAST KITCHEN

20'3" x 10'6" approx (6.17m x 3.20m approx)
A lovely room with shaker style fitted units in a grey tone, work surfaces and a one and a half sink with mixer tap, range cooker (negotiable) and fitted extractor hood above. There is an integrated dishwasher and plumbing for an American style fridge freezer. Tiling extends to the floor and windows overlook the gardens to both side and rear elevations. There is an external access door leading out.



BREAKFAST KITCHEN - ALTERNATIVE VIEW



BREAKFAST KITCHEN - DINING AREA



UTILITY ROOM

10'5" x 8'4" approx (3.18m x 2.54m approx)

Extensively fitted with units and store cupboards. There is a sink and drainer and plumbing for automatic washing machine. Tiled floor, windows overlooking the gardens and external access door leading out.





FIRST FLOOR

LANDING

With picture rail, cupboard to corner.



BEDROOM 1

14' x 14' approx (4.27m x 4.27m approx)

Extending to 17' into deep bay window to front elevation. Further window to side elevation. Fitted wardrobe to alcove.



BEDROOM 1 - ALTERNATIVE VIEW



EN-SUITE BATH/SHOWER ROOM

With suite comprising low level WC, wash hand basin, bath and separate shower cubicle. Tiled surround.



BEDROOM 2

15'2" x 15' approx (4.62m x 4.57m approx)
Window to front elevation. Fitted wardrobe to alcove.



BEDROOM 3

11'6" x 11' approx (3.51m x 3.35m approx)
Window to rear elevation.



BEDROOM 4

10' x 9'5" approx (3.05m x 2.87m approx)
Window to side elevation.



BATHROOM

This feature bathroom comprises a claw-footed bath with mixer tap/shower attachment and rainhead shower above. There is a low level WC and a pedestal wash hand basin. Tiled surround and recessed spotlighting to ceiling. Airing cupboard to corner.



OUTSIDE

The property occupies a large corner style plot which is predominantly bounded by mature holly hedging which provides much seclusion. The gardens wrap around the house and are lawned to the front, side and rear. Upon arriving at the property a gate opens to either the front or the side and a path leads up to the house. The good sized rear garden is mainly lawned and feature a number of fruit trees and attractive shrubbery. A gated entrance from Kingtree Avenue opens to the double width parking forecourt and onwards to the detached double garage.





SIDE GARDEN TO ENTRANCE



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

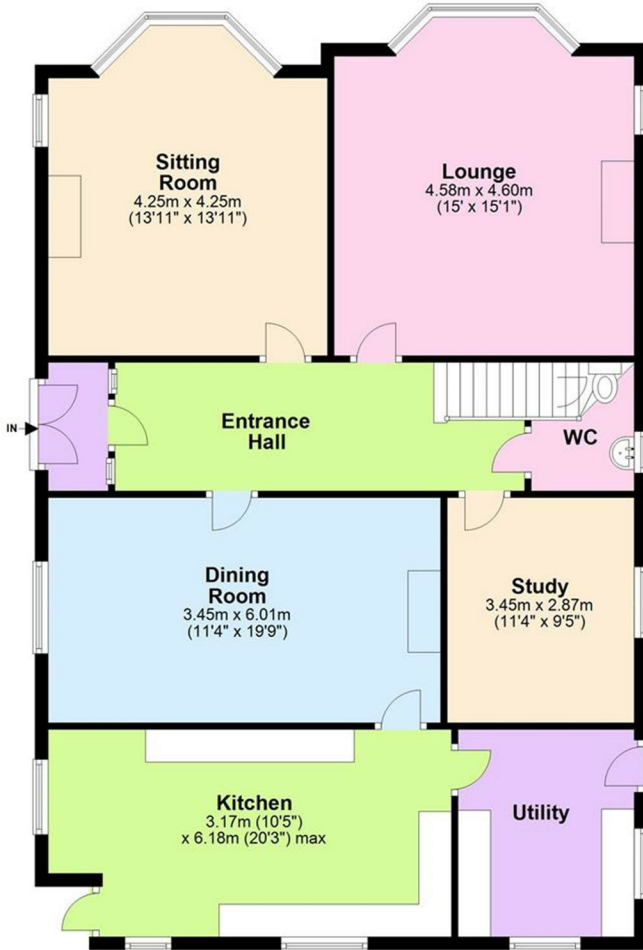
TIMEDAY/DATE

SELLERS NAME(S)



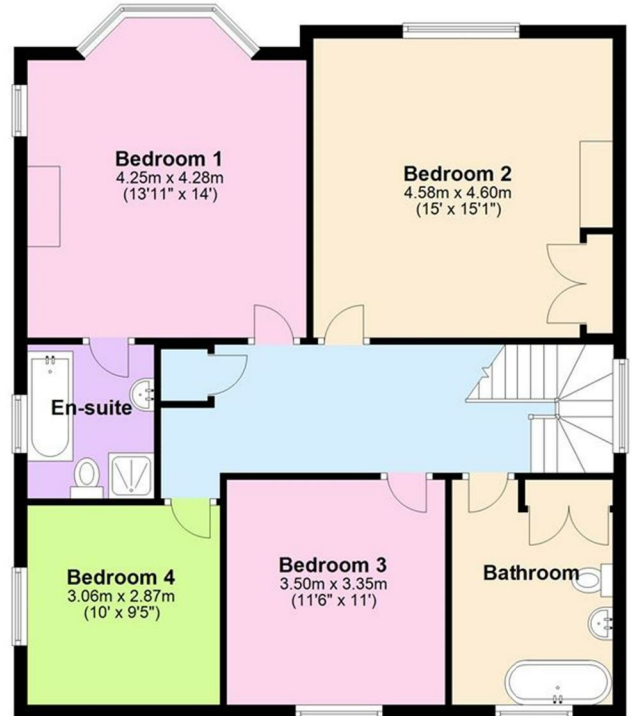
Ground Floor

Approx. 119.5 sq. metres (1286.1 sq. feet)



First Floor

Approx. 90.5 sq. metres (974.5 sq. feet)



Total area: approx. 210.0 sq. metres (2260.6 sq. feet)

