

staniford grays



37 Cottessmore Road, Hessle, HU13 9JQ

£209,950





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- LARGE EXTENSION TO REAR
- OUTBUILDING AND STORE
- 3 BEDROOMS
- DOUBLE PARKING TO FRONT
- SECOND FLOOR LOFT AREA
- 3 RECEPTION SPACES
- MODERN PRESENTATION
- VIEWING ADVISED

EXTENDED TO REAR AND LARGER THAN A GLANCE WOULD SUGGEST.

Suited for all applicants looking for that extra living space at an affordable price point, all within a popular Hessle setting.

Presented to the market is this deceptively spacious family home, being smartly presented throughout with a central focal point provided to the extended Kitchen/Dining Room to the rear.

Viewing is invited to fully appreciate the size of family home available.

The well appointed living space comprises; Entrance Hall, Open plan Dayroom, Reception Lounge, Kitchen leading to a further Dining Space and Sun Room.

To the first floor two Double Bedrooms and a third bedroom are accessed from a landing with an immaculately appointed House Bathroom. A second-floor loft area with staircase also features.

A driveway frontage offers dedicated parking for 2 vehicles with a sizeable rear garden and office/hobby room with storage outbuilding to the rear.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via entrance door with decorative glazed inserts, opening through to...

11'10" x 5'5" (3.61 x 1.66)

RECEPTION HALLWAY

With contemporary style radiator, engineered oak flooring, staircase approach to first floor level with balustrade and spindles, dado rail, internal oak doors. Provides access through to...

SITTING ROOM / DAY ROOM

With engineered oak flooring continuing, a central focal point is provided via a cast iron gas fire insert with oversized hearth and surround, contemporary style radiator, double glazed doors lead to day room extension and folding doors to reception lounge, with generous storage cupboard with fitted shelving to wall length, dedicated utility cupboard.

15'8" x 13'0" (4.79 x 3.98)

RECEPTION LOUNGE

Used currently as a formal reception space, with feature panelled wall detailing, full height walk-in uPVC double glazed bay window, suitably sized to accommodate furniture suite.

18'11" x 11'11" (into bay) (5.79 x 3.64 (into bay))

DAY ROOM EXTENDING INTO KITCHEN

With Victorian style pitched roof, double French doors leading to external terrace, laminate tile flooring, open plan through to...

10'5" x 7'8" (3.19 x 2.36)

KITCHEN

Well appointed throughout with a range of high gloss wall and base units with contrasting work surfaces and upstands, range of pan drawers, Neff double oven, four ring gas hob with extractor canopy over, integrated dishwasher, inset sink and drainer with mixer tap, feature tiling to splashbacks, inset spotlights to ceiling, wall light points, space for further freestanding white goods. Access to...

15'1" x 7'8" (4.62 x 2.34)

DINING AREA

Offering panoramic views over the garden, being open plan to the kitchen and day room, with pitched roof, uPVC double glazed French doors, a versatile space given the 3 separate areas all leading off each other.

13'2" x 8'2" (4.02 x 2.51)

FIRST FLOOR

LANDING

Giving access to three bedrooms and house bathroom, with fixed staircase leading to second floor level.

9'0" x 6'0" (2.75 x 1.84)

BEDROOM ONE

Of an excellent size and of double bedroom proportions, with feature light point and sliding wardrobes to wall length, inset spotlights to ceiling.

14'6" x 9'10" (into bay) (4.42 x 3.00 (into bay))

BEDROOM TWO

With uPVC double glazed window to rear, generous storage into staircase recess, wall mounted combination boiler housed into cupboard.

10'5" x 11'7" (3.20 x 3.55)

BEDROOM THREE

With uPVC double glazed window to the front outlook, has potential to be used as a third bedroom, study or nursery.

6'9" x 5'10" (2.08 x 1.79)



HOUSE BATHROOM

59' x 6'3" (1.76 x 1.91)

Comprising of panelled bath with showerhead and console over, pedestal wash hand basin, low flush w.c, chrome tap furniture, neutral tiling to splashbacks, laminate to floor coverings, contemporary style radiator, uPVC privacy window to rear.

SECOND FLOOR

LOFT AREA

14'8" x 10'2" (4.49 x 3.10)

Being accessed from a dedicated fixed staircase, with Velux rooflights, laminate to floor coverings, generous eaves storage, full power and lighting, thermostatic radiator.

OUTSIDE

Cottesmore Road remains conveniently positioned within walking distance to Hessele village centre and also provides excellent commuter access to the A63/M62 corridor and Hull city centre.

The street scene offers a number of similarly styled terrace and semi-detached dwellings, offering parking provision for two vehicles to the property frontage, being hard landscaped with wrought iron fencing to the side boundaries.

To the rear of the property well manicured gardens exist, with patio terrace extending from the building footprint and pathway leading down to further dining area, raised plant borders and laid to lawn grass section. A dedicated outbuilding (2.91m x 2.66m) offers potential for a studio, gym or home office, with laminate to floor coverings, double uPVC double glazed access doors, rooflight. Further gated access leads to a closed-off fenced area with close boarded fencing.

GARAGE STORE

18'6" x 11'9" (5.66 x 3.60)

With personnel access door to side, used currently for storage.

AGENTS NOTE

The property has been presented to a high standard internally having been considerably extended to the rear, with further flexibility offered to the second floor level given the converted loft area.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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FEES

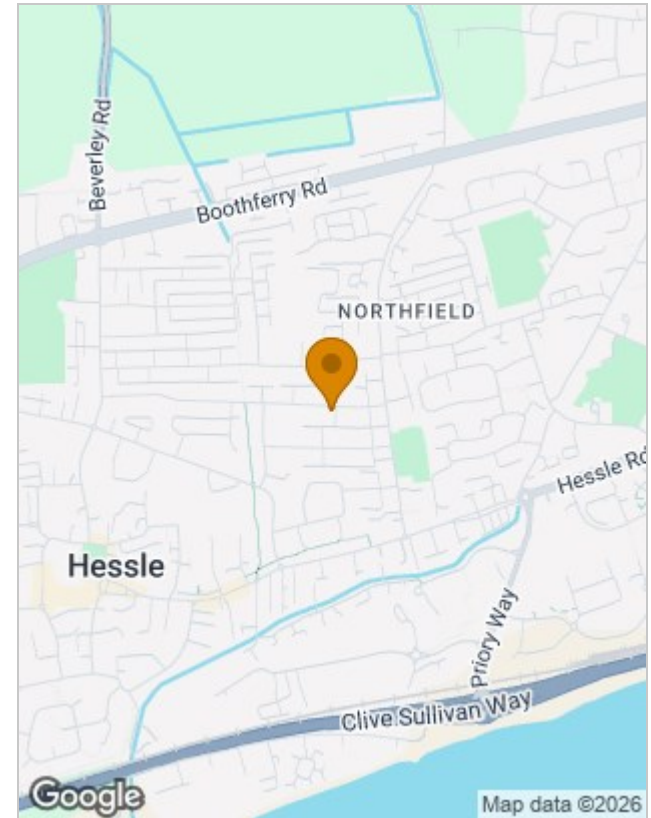
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



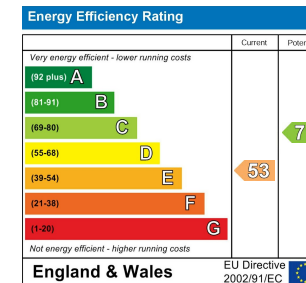
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.