



310 Northgate, Cottingham, HU16 5RN

£650,000



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- EXECUTIVE DETACHED HOUSE WITH OUTBUILDINGS
- IMMACULATE PRESENTATION
- GATED DRIVEWAY
- 4 RECEPTION SPACES TO FAMILY HOME
- DEVELOPMENT PLOT TO REAR WITH PLANNING PERMISSION FOR 4 BEDROOM DETACHED DWELLING
- CENTRAL COTTINGHAM SETTING
- HIGH SPECIFICATION
- 4 DOUBLE BEDROOMS

EXECUTIVE FAMILY HOME WITH OUTBUILDINGS AND DEVELOPMENT OPPORTUNITY TO THE REAR WITH A FULL PLANNING PERMISSION IN PLACE.

Enjoying a prominent Cottingham position is this immaculately presented detached family home. Ideally suited for applicants with a further requirement to construct a new build dwelling in addition to the existing residence.

With living space in excess of 1600 square feet internally, 310 Northgate has been extended and modernised over recent years to a high standard.

The property boasts an expansive plot (0.18 acre) with a FULL PLANNING PERMISSION (REF:22/03940/PLF) in place to build an executive detached home over 1800 square feet in size with dedicated gated access.

Private and enclosed gardens feature to the existing residence with the benefit of outbuildings also offering further options for an onward purchaser.

Offering good levels of roadside appeal with a traditional exterior and a well appointed living space internally comprising; Entrance Hall, Bay-Fronted Reception Lounge, Reception Room Two, Open Plan Kitchen / Dining Area leading through to a Day Room extension taking advantage of the garden outlook and a Cloakroom W.C.

To the first floor a central landing area provides access to a Principal Bedroom with en-suite provision, two further double bedrooms, bedroom 4 and a smartly appointed



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GROUND FLOOR

ENTRANCE HALLWAY 22'0" x 6'11" (6.73 x 2.11)
A welcoming entrance to this delightful family property, offering a spacious reception hallway with balustraded staircase leading to first floor level, understairs storage cupboard, laminate to floor covering. Hive heating control point, access to ground floor reception spaces, uPVC double glazed entrance door with windows to side.

CLOAKROOM / W.C
With white sanitaryware with low flush w.c, inset basin, tiling to splashbacks with feature tile detailing, uPVC privacy window to side.

RECEPTION LOUNGE 14'7" x 11'7" (into bay) (4.45m x 3.54m (into bay))
Enjoying a bright outlook with an abundance of natural daylight provided, with room for furniture suite and a central focal point provided via a gas fire with traditional surround.

DINING ROOM 16'8" x 10'11" (5.10 x 3.34)
With laminate to floor coverings, inset spotlights to ceiling, panelled wall detailing, uPVC double glazed walk-in bay window.

KITCHEN 13'11" x 18'8" (4.26 x 5.69)
Serving as the heart of this immaculately appointed and well styled home, with high specification hardwood Shaker style kitchen, solid oak work surfaces, traditional detail provided via Belfast style porcelain sink, wraparound breakfast bar, farmhouse oversize extractor canopy, space for oversize range cooker. Generous storage throughout with a range of integrated appliances including dishwasher, washing machine to alternate wall length, contrasting Shaker style cupboards continuing and pull-out pantry, Karndean flooring throughout, inset spotlights to ceiling, space for American style fridge freezer. Open plan to further breakfast area with uPVC double glazed window to side and...

DAY ROOM 16'1" x 9'5" (4.91 x 2.88)
With full garden outlook, Velux rooflights and additional uPVC double glazed window to side, Karndean flooring continuing, wall light points. Being open through to...

REAR ACCESS 8'9" x 4'9" (2.68 x 1.47)
With uPVC double glazed door and windows, leading to the patio terrace.

FIRST FLOOR

LANDING 10'7" x 9'4" (3.24 x 2.87)
Providing access to four generously sized bedrooms and inner hallway, loft access point and storage cupboard also.



BEDROOM ONE

14'2" x 11'9" (4.32 x 3.60)
With uPVC double glazed window to front elevation, with fitted wardrobes to wall length.

EN SUITE SHOWER ROOM

9'8" x 3'8" (2.96 x 1.13)
With uPVC privacy window to side, self-contained shower cubicle with wall mounted showerhead, console and rainfall overhead shower also, inset spotlights to ceiling, tiling to splashbacks, heated towel rail.

BEDROOM TWO

14'2" x 8'5" (4.34 x 2.58)
With uPVC double glazed window to the rear elevation, laminate to floorcoverings, inset spotlights to ceiling, contemporary style radiator.

BEDROOM THREE

14'9" x 9'3" (4.51 x 2.82)
With inset spotlights to ceiling, uPVC double glazed window to rear to elevated garden outlook, laminate to floorcoverings, wardrobes and overhead locker storage also.

BEDROOM FOUR

8'9" x 6'10" (2.67 x 2.09)
Has potential to be used as a fourth bedroom, nursery or study, with fitted wardrobes and uPVC double glazed window to front elevation.

HOUSE BATHROOM

9'3" x 8'0" (2.82 x 2.46)
Immaculately appointed throughout in a traditional style with freestanding roll top bath with chrome fitted tap points, inset basin to vanity unit, concealed cistern low flush w.c, heated towel rail, feature wall tiled area with contrasting tiling to flooring and additional panelled detailing to wall coverings, uPVC privacy window to side, inset spotlights to ceiling and traditional style radiator. Given the standard of sanitaryware and attention to detail throughout it really does need to be seen to be fully appreciated.

SEPARATE SHOWER ROOM

6'11" x 5'7" (2.11 x 1.71)
With corner shower cubicle, concealed cistern low flush w.c, inset basin to vanity unit, contrasting tiling to wall and floor, radiator and inset spotlights to ceiling.

OUTSIDE

The dwelling benefits from a prominent roadside position on Northgate being centrally located in Cottingham, offering an ideal family home with dedicated parking and driveway suitable for multiple vehicles, with pillared wall to the front boundary perimeter.

Secure gated access leads down the side of the property to expansive laid to lawn grass section with terrace extending from the immediate building footprint and pathway down to partially walled garden with boarded fencing also, raised borders, additional patio terrace area with outdoor kitchen and pergola.

Detached outbuildings boast a wealth of potential with a dedicated bar/gym room (3.83m x 3.62m) to the ground floor, with full power and lighting, tiled flooring and stable door access and window to side.

STORAGE ROOM (4.88m x 3.86m) with full power and lighting, used currently as storage, to the first floor level a dedicated hayloft remains boarded, with further potential also.

DEVELOPMENT PLOT

Full planning permission has been granted for a four bedroom detached dwelling to the rear of 310 Northgate, Cottingham. Access is provided via a dedicated vehicular driveway with walled and fence detailing opening through to the plot in its entirety, measuring 0.18 of an acre.

The site area itself remains uniform in shape and size with level topography. Full planning permission details can be found on the East Riding Public Access website, Reference 22/03940/PLF.

For full plans and details please contact the sole selling agent Staniford Grays.

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 'E'.

TENURE

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

VIEWING

Strictly by appointment with sole selling agents, 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

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Floor Plans



Viewing

Please contact our Swanland 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.

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Location Map



Energy Performance Graph

