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95 Harland Way, Cottingham, HU16 5PT

£449,950





# 95 Harland Way

Cottingham, HU16 5PT

- SUPERB PLOT WITH WEST FACING GARDENS
- VERSATILE LAYOUT
- 3 RECEPTION ROOMS
- LARGE DRIVEWAY FOR PARKING
- VIEWING ADVISED
- EXTENDED INTO GARAGE
- SCOPE FOR FURTHER IMPROVEMENT
- 5 BEDROOMS
- OFFSET POSITION

SIZEABLE FAMILY HOME UPON A MATURE AND ESTABLISHED WEST FACING PLOT.

Enjoying an offset position on the premier Cottingham setting of Harland Way is this detached family home of excellent proportions.

With living space in excess of 1900 square feet internally the property has been extended into the garage with further scope for modernisation and improvement.

Offering good levels of roadside appeal with a traditional exterior and a well appointed living space internally comprising; Entrance Hallway, Bay-Fronted Reception Lounge, Reception Room Two, converted Dayroom, Kitchen, W.C. and Rear Porch.

To the first floor a central landing area provides access to 3 double Bedrooms, 2 further Bedrooms, House Bathroom and separate W.C.

Externally, generous parking is provided to the frontage with partial Garage Store and unrivalled family gardens set within a private and established plot.

Given the roadside appeal the property comes highly advised for internal inspection.



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## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door providing a welcoming entrance to this traditionally styled family property, with generous entrance hallway with oak floor covering, staircase approach to first floor level, understairs storage, a number of traditional features include Delph racks, deep skirtings. Integral garage access & leads to ground floor reception spaces and...

### CLOAKROOM / W.C

With low flush w.c, wall mounted basin, uPVC privacy window to side, decorative tiling throughout.

### RECEPTION LOUNGE

Enjoying a pleasant front facing outlook, with central focal point provided via traditional hearth and mantel with capped-off gas fire insert, deep skirtings, picture rail, feature stained glass circular window to side. 13'3" x 11'6" (into bay) (4.06 x 3.53 (into bay))

### SITTING ROOM / REAR FACING LOUNGE

Boasting excellent levels of natural daylight to the West facing elevation via uPVC double glazed windows to rear bay and door to patio, gas fire insert (capped-off), leading open plan through to... 18'6" x 12'2" (5.66 x 3.71)

### DAY ROOM

A recent addition to the property having formerly been the garage space, now incorporated to a further reception space, with bifolding doors to the rear facing elevation with full garden outlook and additional uPVC window to side, inset spotlights to ceiling. 15'4" x 8'0" (4.68 x 2.45)

### BREAKFAST KITCHEN

Traditionally styled with a range of wall and base units, inset stainless steel sink and drainer, space for a number of freestanding white goods, floor mounted Ideal Mexico boiler, window to side, leading through to rear porch with access to the gardens and beyond. 16'9" x 7'11" (5.13 x 2.42)

## FIRST FLOOR

### LANDING

With window to side elevation, loft access point, cupboard storage, providing access to five bedrooms and house bathroom.

### BEDROOM ONE

With elevated outlook to rear facing gardens, uPVC double glazed windows, pedestal wash hand basin, wardrobe with locker storage over and of double bedroom proportions. 18'5" x 12'1" (5.62 x 3.70)

### BEDROOM TWO

With uPVC double glazed bay window to the immediate front outlook, feature circular stained glass window to side, again boasting double bedroom proportions, with space for freestanding bedroom furniture. 13'3" x 13'7" (4.05 x 4.16)

### BEDROOM THREE

With uPVC double glazed window to rear, of double bedroom proportions, pedestal wash hand basin. 11'8" x 8'2" (3.58 x 2.49)

### BEDROOM FOUR

With space for bed and freestanding bedroom furniture, apex corner window in uPVC double glazed finish to the front and side elevations. 11'6" x 8'0" (3.51 x 2.46)



**BEDROOM FIVE**

Has potential to be used as a single bedroom, study or nursery, offering good versatility.

7'9" x 6'10" (2.38 x 2.10)

**HOUSE BATHROOM**

With panel bath, separate shower cubicle, tiling to splashbacks, pedestal basin & uPVC privacy window to rear.

7'10" x 9'6" (2.41 x 2.92)

**SEPARATE W.C**

With uPVC privacy window and low flush w.c

**OUTSIDE**

Harland Way itself remains a premier location within the delightful village of Cottingham. The property offers further scope for some cosmetic upgrade and refurbishment, boasting an established street scene and plot position. With herbaceous plant edging to the front and side perimeter boundaries and Privet hedging. A generous driveway with hard landscaped front garden area offers ample parking provision, in turn leading to a garage/store (4.59m x 2.57m) with integral access to the property, uPVC double glazed window to side and accessed via double opening doors. A Cherry blossom tree features to the front boundary with deep borders and stone edging, being well offset from Harland Way itself.

Gated access leads to the delightful and expansive rear gardens, with patio terrace extending from the immediate building footprint and generous laid to lawn grass section beyond, with a range of herbaceous borders/edging and fruit trees.

Given the size of plot and privacy comes recommended for further inspection, benefiting from a West facing orientation and excellent levels of privacy throughout.

**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 'F'.

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**VIEWING**

Strictly by appointment via sole selling agent, Stanfords Grays.

Website- Stanfords.com Tel: (01482) 631133

E-mail: swansales@stanfords.com

**TENURE**

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

**MORTGAGE CLAUSE**

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

**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.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**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



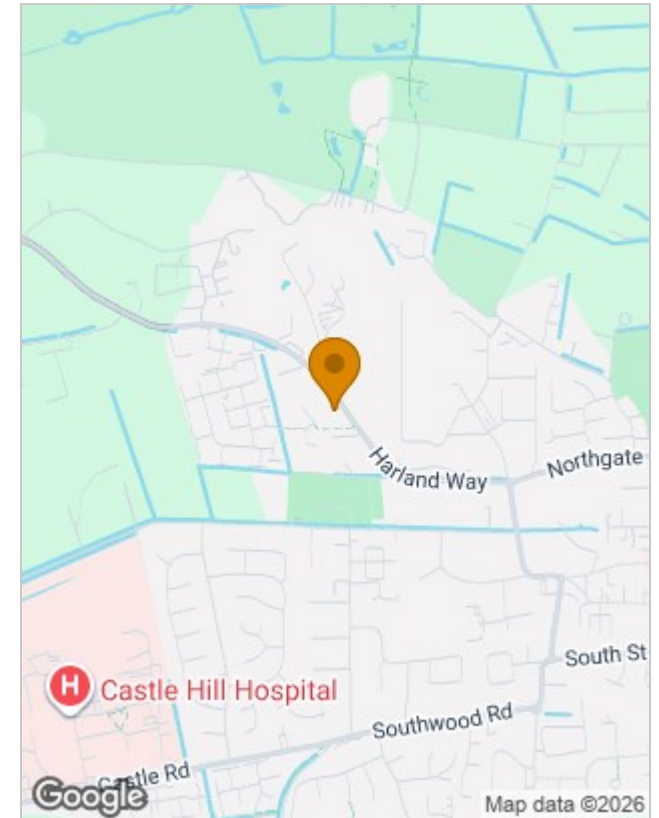
## Viewing

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.

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## Location Map



## Energy Performance Graph

