



CHECK OUT THE VIDEO

11 The Dales, Cottingham, East Yorkshire, HU16 5JN

FINE & COUNTRY



## CHARMING FOUR-BEDROOM FAMILY HOME WITH INDOOR SWIMMING POOL AND CONVERSION POTENTIAL



This architect-designed, detached property presents a splendid opportunity for buyers looking to place their own stamp on a spacious family home. Featuring four bedrooms, multiple living areas, and a unique indoor swimming pool, this house is positioned on an elevated west-facing plot offering great potential and value.

This unique property is a remarkable find, poised on an elevated west-facing plot that ensures ample natural light and offers expansive views. As a one-of-a-kind, architect-designed detached home, it stands out for its substantial space and potential. The main residence spans approximately 2100 sq ft and is complemented by an impressive 900 sq ft indoor swimming pool area, which presents an excellent opportunity for conversion into additional living quarters or a separate granny flat, subject to necessary consents.

The home's pricing has been thoughtfully set to be very competitive, taking into account the refurbishment needed to unlock its full value. With a potential market value of up to £700,000 once renovated, this presents a lucrative project for those ready to invest in significant updates. The current condition of the property provides a blank canvas for buyers to remodel and redecorate to their tastes and requirements.

Located just outside the pleasant village of Cottingham and near Castle Hill Hospital, the property enjoys a prime position that combines tranquillity with convenience. The area boasts excellent local amenities and easy access to the larger cities of Hull and Beverley, making it an ideal location for families or individuals looking for a mix of peaceful living and urban accessibility. Whether for a family home or as an investment opportunity, this property promises a unique and rewarding project for the right buyer.







#### Location

The village of Cottingham lies approximately five miles to the north west of the centre of Hull and is one of the most exclusive residential villages in the area. Good road connections are available as the Humber Bridge Northern Approach Road runs to the west of the village linking the Historic Town of Beverley with the Humber Bridge and the region's motorway network. There is a local train service available within the village connecting it with Hull, Beverley and the east coast beyond. There is a good choice of well-regarded schools, shops and restaurants with the added advantage of three private golf clubs within a 3 mile radius of each other.

#### Tenure

The tenure of the property is freehold.

#### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

#### 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

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR  
1980 sq.ft. (183.9 sq.m.) approx.



1ST FLOOR  
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 3002 sq.ft. (278.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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)

