



Overland Road, Cottingham, East Riding of Yorkshire
Asking Price £255,000





KEY FEATURES

- Traditional Semi Detached House
- Three Bedrooms
- Living Room with Curved Bay Window
- Modern Kitchen
- Private Drive & Garage
- Delightful Gardens
- EPC Rating: D
- Total Floor Area: 105 Square Metres
- Council Tax Band: D
-
- EPC rating D



DESCRIPTION

OOZING KERB APPEAL and CHARACTER... Set in the desirable location of OVERLAND ROAD in the popular village of Cottingham is this fabulous Semi Detached FAMILY home.

The hallway has beautiful, original wooden wall panelling and a feature staircase taking you up to the first floor. A door opens into the comfortable LOUNGE with feature fireplace and curved bay window.

There are double doors opening to the DINING/ FAMILY room with double doors opening to the CONSERVATORY, adjoining the KITCHEN, creating a superb space for entertain family and friends. To the first floor is a family BATHROOM, separate WC and THREE generously proportioned bedrooms. Outside there is an attractive front garden with decorative pebbles and mature trees to borders. A PRIVATE DRIVEWAY provides ample OFF ROAD PARKING and leading to the GARAGE. The rear GARDEN is mainly laid to lawn, adorned with beautiful mature trees and shrubbery, a lovely outdoor space for the family to explore. VIEWING IS AN ABSOLUTE MUST !!

The property comes to market CHAIN FREE, ready and waiting for new owners to relove and make it their own.

LOCATION

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the city of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

DIRECTIONS

From Lovelle Estate Agency on King Street Cottingham head north along King Street until you reach the roundabout turn right onto Northgate. This road continues into New Village Road, proceed until you reach the Endyke Lane mini roundabout and go straight one on to Hull Road. Turn right onto Hull Road and continue to the next right turn onto Overland Road number 29 is on the left hand side.





PARTICULARS OF SALE

Entrance Hall

An attractive arched doorway opens into the hallway with beautiful, original wooden wall panelling and feature staircase that taking you up to the first floor accommodation. Doors lead to the lounge, dining/ family room and kitchen. Useful under stairs storage cupboard.

Living Room

3.79m (up to bay) x 3.34m

A comfortable Living Room with feature fireplace and curved bay window to front elevation.

Dining/Sitting Room

4.59m x 3.28m

Double doors open from the lounge into the dining/ family room with further double doors opening into the conservatory.

Kitchen

6.37m x 2.24m (narrowing to 1.79m)

Adjoining the dining room is the galley style kitchen with a range of fitted units to base and walls. Built in double oven and gas hob with stainless steel extractor hood above.

Conservatory

2.99m x 2.79m

Double doors lead from the dining room into the conservatory with polycarbonate roof and doors opening out to the rear garden.

Bedroom One

3.80m (up to bay) x 3.34m

A double bedroom with feature curved bay window to front elevation.

Bedroom Two

5.32m x 2.91m (measured at widest points)

A double bedroom with square bay, enjoying views over the rear garden.

Bedroom Three

3.49m x 2.25m (narrowing to 1.81m)

A single bedroom with square bay window to rear aspect.

Bathroom

1.77m x 1.61m

Tiled bathroom to include: panelled bath with overhead shower and pedestal wash basin.

W.C.

1.48m x 0.73m

with low level WC.



Gardens

An attractive, low maintenance garden with decorative pebble forecourt, providing ample off road parking. Mature trees and shrubbery to boundary.

The rear garden is mainly laid to lawn with mature trees and shrubbery to boundaries, a lovely outdoor space for the family to enjoy.

The beautiful rear garden is mainly laid to lawn, adorned with mature trees and fragrant shrubbery, a wonderful outdoor space for the family to explore.

Driveway & Garage

A private driveway provides ample off road parking and leads down to the garage.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

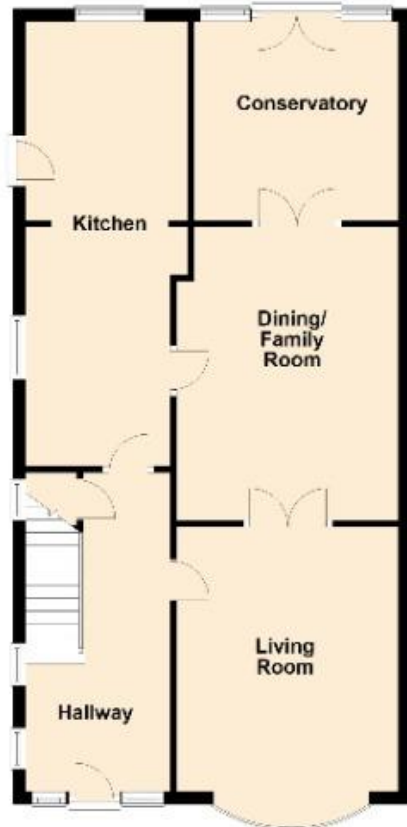
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Ground Floor



First Floor

