



George Street, Cottingham
New Price: £175,000





KEY FEATURES

- Charming Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen plus Utility Room
- Delightful Rear Garden
- Access to Garden and Storage Unit
- Council Tax Band: C
- Total Floor Area: 81 Square Meters
- EPC Rating: D
- Freehold



DESCRIPTION

Set at the heart of the village, Oozing charm and character is this CHARMING TWO BEDROOM COTTAGE.

Step inside and you will be surprised at the generously proportioned layout to include TWO DOUBLE BEDROOMS, a sizeable SHOWER ROOM with adjoining DRESSING ROOM. The ground floor accommodation includes the LIVING ROOM with feature fireplace and door opening to the DINING ROOM, adjoining the KITCHEN with UTILITY and GROUND FLOOR W.C. creating a lovely space for entertaining family and friends. The rear GARDEN is an absolute delight, mainly laid to lawn, adorned with beautiful mature trees and shrubbery. A pure delight for those who love the outdoors.

There is ACCESS to the rear garden and STORAGE UNIT.

For sale with NO ONWARD CHAIN, viewing is an absolute must!

DIRECTIONS

From Lovelle Estate Agency, head south on King Street towards Hallgate. Turn right onto Hallgate. Turn right onto George Street, continue to number 35, the property is tucked away to the side of number 35, identified by our 'For Sale' Board.

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.





PARTICULARS OF SALE

Living Room

4.47m x 3.57m

Entrance via the side entrance door opening into the living room. A comfortable living room with feature fireplace and attractive picture rails. An attractive hard wood staircase takes you up to the first floor accommodation.

Dining Room

4.49m x 2.87m

The dining room has a feature fireplace and ample space for table & chairs. Double doors open to the adjoining Kitchen creating a lovely space for entertaining.

Kitchen

2.65m x 2.43m

The kitchen has a good range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Stainless steel sink with mixer taps. Built in oven with gas hob and extractor hood above. Integrated fridge freezer.

Utility Room

1.64m x 1.51m

Useful utility room with coordinating units. integrated washing machine, wall mounted central heating boiler and door to the rear garden.

Downstairs W.C.

1.64m x 0.77m

A door from the utility provides access to the ground floor W.C. with low level toilet.

Bedroom One

3.57m x 3.45m

A double bedroom with feature beamed ceiling and double glazed window.

Bedroom Two

3.51m x 2.90m

A further double bedroom with built in storage cupboards and two double glazed windows.

Shower Room

2.45m x 2.30m

Fully tiled shower room with large walk in shower, low level W.C. and vanity unit incorporating the wash basin. Chrome towel heater and double glazed window.

Dressing Room

2.47m x 1.35m (up to wardrobes)

Adjoining the shower room is the dressing room with a range of built in wardrobes.



Rear Garden

The rear garden is delightful, mainly laid to lawn, adorned with beautiful mature trees and shrubbery, a lovely outdoor space to enjoy.

There is shared access to the rear of the property.

Rear Access & Storage Unit

Access to the rear garden and storage unit.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

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.

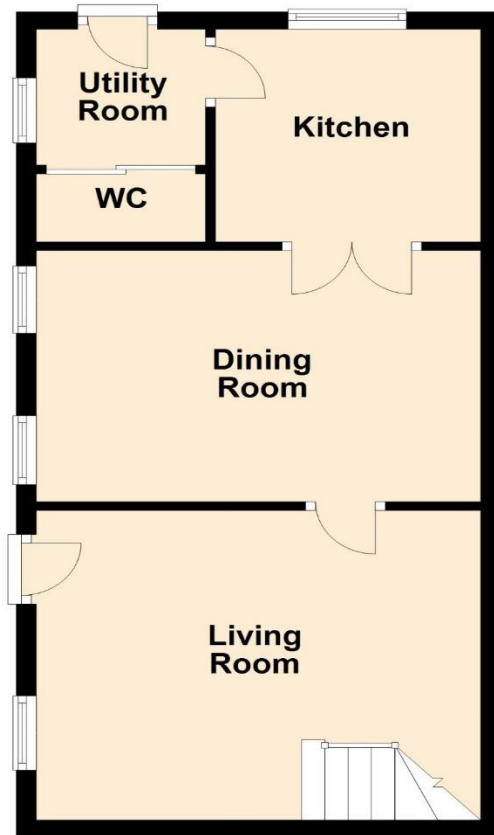
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



