



Arras Drive, Cottingham, East Riding of Yorkshire  
Offers in excess of £290,000





## KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Dining Kitchen & Snug
- Comfortable Lounge
- Delightful Gardens
- Garage & Off-Road Parking
- Freehold
- Council Tax Band: E
- Total Floor Area: 79 Square Metres
- EPC Rating: D



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## DESCRIPTION

This detached property, currently listed for sale, is an inviting family home exuding a tranquil ambiance. The property is located within a quiet cul-de-sac, offering a peaceful and private setting.

The property features four double bedrooms, each one presenting a tranquil retreat. The first bedroom features built-in wardrobes and an abundance of natural light. The second, third and fourth bedrooms are also bathed in natural light, ensuring a bright and airy feel throughout the day.

The home is served by a single well-appointed kitchen, which features an open-plan design and ample dining space, thus making it a perfect hub for family gatherings.

Two bathrooms ensure that the morning rush is a thing of the past, providing ample facilities for a large family.

One of the property's standout features is the well-loved and maintained private gardens. Green, well established and adorned with shrubbery, the rear garden offers the perfect retreat.

The property is not just about practicality, but also about lifestyle. The inclusion of a garage, off-street parking, and private garden give it a unique charm. These features, combined with its location, make this property an ideal home for families seeking a quiet and comfortable living environment.

In summary, this property offers a perfect blend of space, comfort, and convenience, making it a remarkable offering on the market.





## PARTICULARS OF SALE

### Entrance Hall

An attractive hard wood front entrance door opens to the welcoming hallway, inviting you to view this family home.

### Lounge

5.69m x 3.97m

A comfortable lounge with feature fireplace and large double-glazed window to front elevation, a lovely spacious room for the family to relax and unwind.

### Snug/ Family Room

3.03m x 2.71m

The snug has feature patio doors enjoying views of the rear garden. Open to the dining kitchen.

### Dining Kitchen

6.65m x 2.84m

The open plan dining kitchen has a good range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Space for Range Style cooker, fridge/freezer and plumbed for automatic washing machine. Ample space for table & chairs, creating a great space for entertaining family and friends.

### Ground Floor Shower Room

1.70m x 1.54m

Tiled shower room with shower cubicle, low level W.C. and vanity unit incorporating the wash basin with useful storage cupboard below.

### Bedroom One

3.95m x 2.95m

A double bedroom with a range of fitted wardrobes and top boxes.

### Bedroom Two

3.61m x 2.63m

A further double bedroom with laminate flooring.

### Bedroom Three

3.03m x 2.80m

A double bedroom, neutrally decorated with carpet to finish. Bright and airy room, window to front elevation.

### Bedroom Four

3.03m x 2.79m

Ample size bedroom, enjoying views over the rear garden.

### Family Bathroom

2.08m x 1.61m

Part tiled bathroom with three-piece suite in white to include bath, low level W.C. and vanity wash basin.

### Gardens

Mainly laid to lawn, adorned with beautiful mature trees and attractive shrubbery. There is a paved patio area, ideal for dining "al fresco" and garden pond, a lovely outdoor space to be enjoyed.

### Garage & Driveway

To the front of the property is a private driveway providing ample off-road parking and leads down to the garage.



### LOCATION

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the northwest 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 our Cottingham Office, head North on King Street. At the roundabout take the first exit onto Northgate. Go straight ahead at the roundabout. At the roundabout, take the first exit onto West End Road. Turn right onto Eppleworth Road. Turn left onto Green Lane. Turn left onto The Wolds. Turn right onto Arras Drive. Number 3 can be identified by the "For Sale" board.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: E

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

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

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## 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 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.

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## 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 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 negotiations 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.

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## 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.

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## 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.

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## 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.

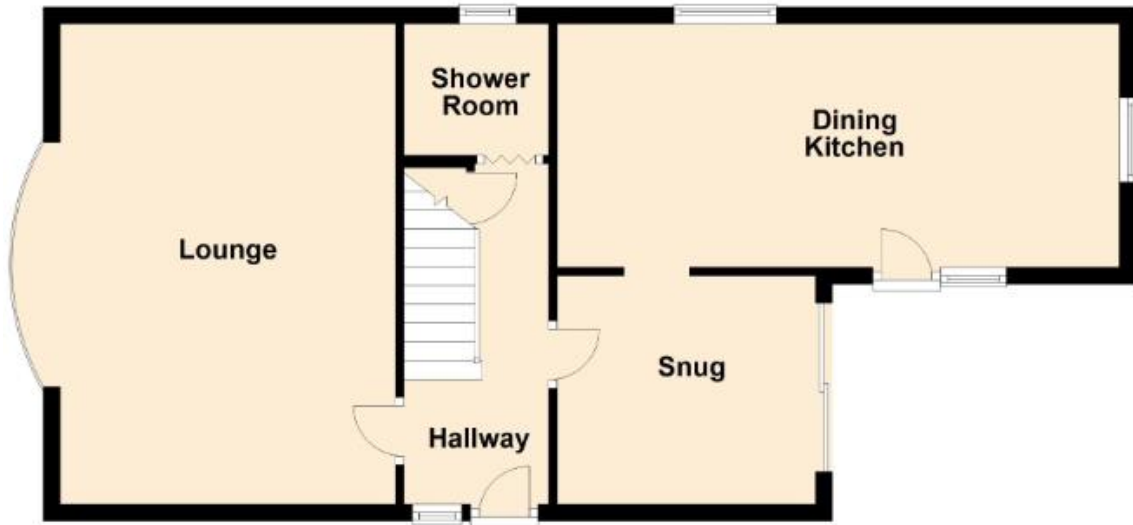
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor

