



Hornbeam Drive, Cottingham, East Riding of Yorkshire

Asking Price £365,000





KEY FEATURES

- Detached
- Prime Location
- Off Street Parking
- Garage
- Home Office
- Enclosed Garden
- Corner Plot
- Contemporary Kitchen
- Stylish Shower Room
- EPC rating D



DESCRIPTION

Enjoying a prime position in this desirable part of the village this house offers huge potential for the modern family.

Enjoying a corner plot this house boasts two separate driveways and garage. To the front and side of the property is a low-level walled garden, a large, manicured lawn and decorative flower beds with established shrubs. At the rear of the property is an enclosed patio courtyard where you can unwind in the evening sun.

This house has four spacious bedrooms, three featuring fitted wardrobes answering all those storage needs. A stylish family shower room, en-suite to the principal bedroom and separate WC downstairs. The large breakfast kitchen has a modern and contemporary feel with an incredible amount of cupboards and fitted appliances. The lounge and diner are connected by sliding wooden doors offering lots of flexibility for everyday living and entertaining.

An exciting addition to this property is the converted garage that is currently used as treatment room. This could be utilised as a home office, salon, play room or treatment room as currently used.





PARTICULARS OF SALE

Entrance Hall

4.1 x 2.5

Enter this light and spacious entrance hall through a uPVC glazed door. A large understairs storage cupboard, large frosted uPVC window and radiator.

Lounge

4.5 x 3.7

With a uPVC large bay window to the front elevation this room is flooded with light. A modern fire surround houses an inset electric fire, radiator under window. Double sliding wooden doors allows the lounge to be opened into the dining room providing flexible living accommodation.

Diner

2.7 x 3.7

uPVC bay to side elevation with radiator underneath. Access door to kitchen and large double sliding doors to lounge.

Breakfast Kitchen

5.9 x 2.7

A range of contemporary base and floor units with contrasting worktops, fitted dishwasher, five ring gas hob, built in double oven, space for American fridge-freezer and integrated washing machine. Housing for combi boiler, radiator, large uPVC window to rear elevation and door to rear garden.

Seperate WC

uPVC frosted window, floor and wall tiles. Built-in push-button WC, white towel radiator and small pedestal handbasin with mixer tap.

Home Office

3.7 x 2.6

Entered through a separate uPVC door and entrance room, this room also benefits from its own storage room. Dual aspect uPVC windows to front and side elevation, radiator and wall mounted hand basin. Currently used as treatment room. This could be utilised as a home office, salon, play room or treatment room as currently used.

First Floor Accommodation

Access to first floor accommodation, access to loft hatch.

Bedroom One

4.5 x 4

The principal suite has a range of fitted wardrobes, multiple drawers and cupboards. Door to en-suite. Large uPVC window to front elevation, uPVC window to side elevation and radiator.

En-Suite

Shower cubicle and storage shelf.

Bedroom Two

3.5 x 3

A range of fitted wardrobes, uPVC window to front elevation and radiator.

Bedroom Three

2.7 x 2.5

A range of fitted wardrobes and drawers, uPVC window to rear elevation and radiator.

Bedroom Four

2.7 x 2.3

uPVC window to rear elevation and radiator.



Family Shower Room

1.6 x 2.2

A stylish family shower room with tiling to floor and walls, a rainfall shower, hand basin and push button WC in a built-in vanity unit, chrome towel rail radiator and uPVC frosted window.

Garage

Electric up and over garage door, personnel door to side, lighting and power.

Front Outside

Mainly laid to lawn, with flower beds around featuring established planting and bushes providing low maintenance colour and texture.

Rear Outside

A private enclosed patio garden, perfect for relaxing in throughout the day. Access to garage and gate to front of property.

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

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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		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Ground Floor Building 1



Building 2



Floor 1 Building 1

