

Overland Road, Cottingham, East Riding of Yorkshire
Asking Price £270,000





KEY FEATURES

- Extensive Family Home
- Character Semi Detached
- Three Bedrooms & Useful Loft Space
- Superb Open Plan Layout
- Dining Kitchen & Family Room
- Delightful Gardens
- Total Room Area 112 Square Metres
- Driveway & Garage
- Council Tax Band D
- Tenure Freehold
- EPC rating D



DESCRIPTION

OOZING KERB APPEAL and CHARACTER... Set on the desirable location of OVERLAND ROAD in the popular village of Cottingham is this SUPERB SEMI DETACHED family home. Enhanced and upgraded to create a stylish, contemporary home whilst embracing its traditional period features. The accommodation includes: A welcoming HALLWAY inviting you in to view, with feature staircase and a door into the LOUNGE.

Boasting a fabulous OPEN PLAN LAYOUT incorporating the FAMILY ROOM and a contemporary BREAKFAST KITCHEN, creating a superb space to entertain family and friends, double doors open out onto the rear garden. To the first floor is a family BATHROOM, separate W.C. and THREE generously proportioned bedrooms. A fixed staircase leads up to the useful LOFT SPACE.

Outside there is ample OFF ROAD PARKING with a DRIVEWAY leading to the detached GARAGE. The enclosed rear GARDEN is mainly laid to lawn with a decked area and block paved patio, ideal for outdoor entertaining.

VIEWING IS AN ABSOLUTE MUST!!

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 6 can be identified by our 'for sale' board on the right.





PARTICULARS OF SALE

Entrance & Hallway

The welcoming hallway invites you in to explore this family home with understairs storage cupboard and light oak laminate flooring. Central heating radiator. A feature staircase leads up to the first floor and doors lead to the lounge and the kitchen.

Open Plan Layout

The fabulous open plan layout incorporates the dining area and breakfast kitchen with doors opening out to the rear garden, creating a superb space to entertain family and friends.

Dining/ Family Room

4.58 x 2.71

The family/dining room has a rustic feel with feature brick pattern wall covering and UPVC double glazed doors opening out to the rear garden. Open plan to ...

Breakfast Kitchen

6.50 x 2.37

The breakfast kitchen has a good range of fitted base and wall units with wood block effect work surfaces and breakfast bar. Five ring gas hob with overhead extractor. Electric oven. One and a half stainless steel sink with splashback tiling. Plumbing for an automatic washing machine. Integrated fridge/freezer and dishwasher. Double glazed window to the side elevation. Central heating radiator. A large double glazed window to the rear elevation. Double glazed door to the side elevation.

Lounge

4.55 x 2.94

A comfortable room with feature fireplace and curved bay window to the front elevation.

Bedroom One

4.96 x 2.98

A generously proportioned double bedroom with curved, leaded walk-in bay window and central heating radiator. Original built-in cupboards provide useful storage space.

Bedroom Two

5.39 x 2.54

A sizeable double bedroom with a large walk-in double glazed window enjoying views over the rear garden.

Bedroom Three

3.53 x 2.23

A further double bedroom with walk-in double glazed window, boasting views over the rear garden. Coving to the ceiling and a central heating radiator.

Family Bathroom

1.83 x 1.60

The family bathroom comprises of a panelled bath with mixer tap and overhead shower, vanity wash hand basin with mixer tap and useful storage drawers below. Chrome towel rail radiator. Double glazed oriel leaded window to the side elevation. Vinyl floor covering.

W.C.

A low level WC with glazed window to the side elevation.



Loft Space

3.34 x 2.86

Versatile storage space accessed by a fixed staircase. Velux window and storage to the eaves.

Gardens

The front garden has a lawned area with privet hedging and a paved driveway providing ample off road parking that leads down to the detached garage. Gated access to the rear garden.

The enclosed rear garden is mainly laid to lawn with attractive block paved patio and a decked area, ideal for outdoor entertaining. Mature trees and shrubbery adorn the borders with a timber gated access to the driveway. Outdoor electric points.

Garage

Brick built detached garage with tiled roof. Timber door and window to the side elevation. Power and light supplied.

TENURE

The tenure of this property is Freehold.

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:-

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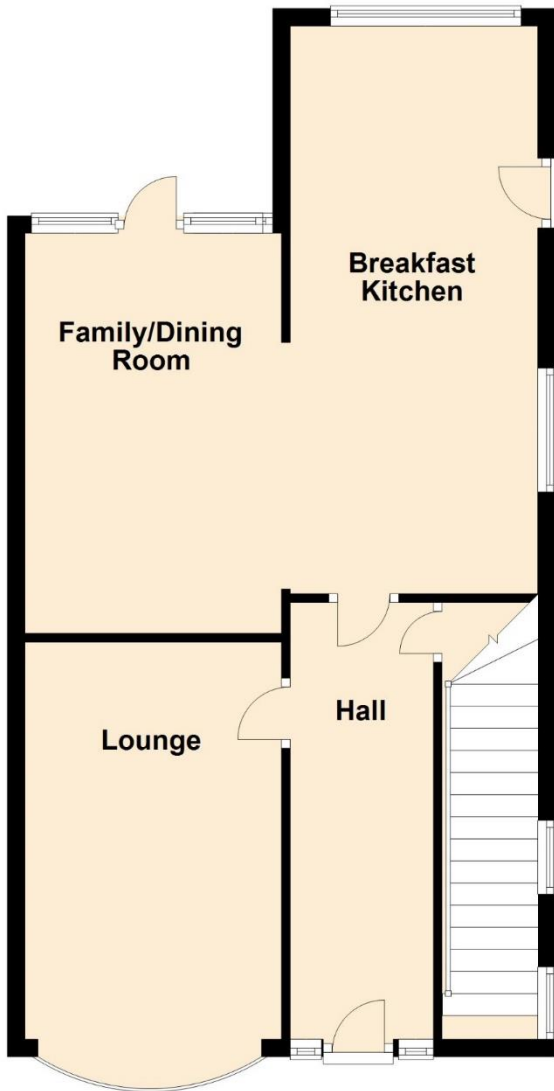
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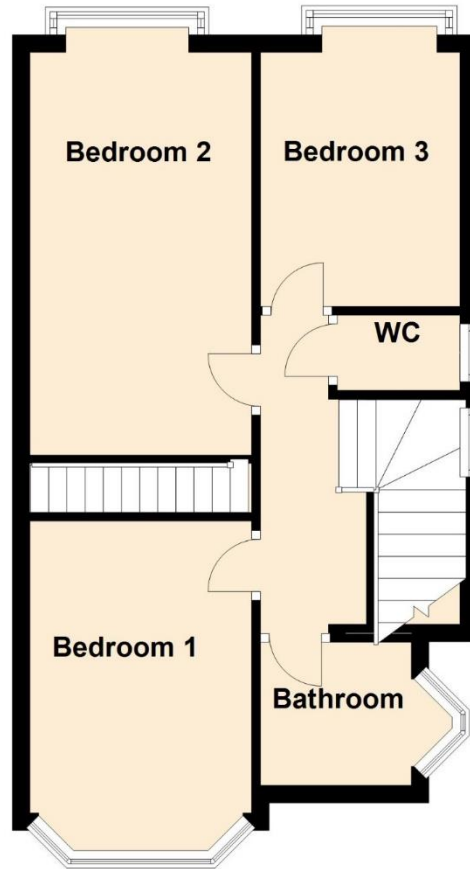


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Second Floor

