



Langdale Crescent, Cottingham, East Riding of Yorkshire  
Asking Price £240,000





## KEY FEATURES

- Semi Detached Family Home
- Three Generous Bedrooms
- Fabulous Open Plan Dining Kitchen
- Through Lounge Dining Room
- Gardens to Front & Rear
- Garage & Driveway
- Council Tax Band C
- Total Room Area ...
- Tenure Freehold
- Viewing Highly Recommended
- EPC rating C





## DESCRIPTION

Set off Langdale Crescent is this Superb Extended Semi Detached Property.

Lovingly upgraded by the current owners to present a tastefully styled accommodation that would appeal to a variety of buyers.

A composite front entrance door opens, welcoming you in to view this wonderful home. You will be impressed with the smart, contemporary hallway with beautiful Oak doors throughout. There is a GROUND FLOOR W.C. and feature glazed staircase leading to the first floor.

A door opens to the comfortable LOUNGE/ DINING ROOM with feature fireplace, a lovely space for the family to relax and unwind. There is a fabulous, recently fitted "Wren" BREAKFAST KITCHEN with a range of Shaker Style units and quartz work tops, open to the extended seating area with and patio doors opening to the SOUTH FACING REAR GARDEN, creating a wonderful space for entertaining family and friends.

Outside there is a block paved forecourt and DRIVEWAY, providing ample OFF ROAD PARKING, leading to the GARAGE. Gated access to the attractive SOUTH FACING garden with paved patio areas with decorative stone chippings and raised timber planters. Timber fencing to boundaries making it an easy to maintain outdoor space for all to enjoy.

Viewing is highly recommended, do not delay, call to arrange your viewing today!

## 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 the centre of Cottingham proceed south along King Street towards the traffic lights. Turn right onto South Street, continue along to the roundabout, take the exit to the left and proceed a short distance to the second roundabout, take the immediate turning on the left onto the Parkway, then take the first turning after the roundabout on the left, keeping to the right of the turn off is Langdale Crescent, where number 42 can be identified by our 'For Sale' board.





## PARTICULARS OF SALE

### Entrance & Hallway

The property is accessed via a composite glazed door opening into a welcoming hallway. Stunning oak and glass staircase leads to the first floor. Central heating radiator and laminate flooring. Beautiful Oak doors open to all rooms inviting you to view.

### Ground Floor W.C.

**1.40m x 0.82m**

With low level W.C. and vanity wash basin. Tiling to walls, laminate flooring and double glazed window to side elevation.

### Lounge to Dining Room

**7.07m x 3.57 measured at widest points**

A comfortable through lounge/ dining room with feature fireplace and inset gas "living flame" effect fire. Double glazed window to front elevation, laminate flooring and radiators. Double doors opening to the family room.

### Breakfast Kitchen & Seating

**5.07m x 4.45m L shape, measured at widest points**

The fabulous Breakfast Kitchen has been extended to create an L shape Kitchen with seating area. Recently fitted Shaker Style "Wren" kitchen with sparkling quartz work surface and tiled splashbacks. Stainless steel sink with mixer tap. Built in oven & microwave and induction hob with extractor above. Space for washing machine and fridge freezer. Open to the extended family room, double doors to the dining room and patio doors opening to the rear garden, creating a lovely space for entertaining family and friends,

### Bedroom One

**3.73m x 3.07m**

A double bedroom with a range of fitted wardrobes. Double glazed window to front elevation and radiator.

### Bedroom Two

**3.15m x 3.41m**

A further double bedroom with built in wardrobe. Double glazed window to rear aspect and radiator.

### Bedroom Three

**2.88m x 2.28m**

A versatile single bedroom with built in storage cupboard, currently used as the study/ office. Double glazed window and radiator.

### Shower Room

**1.95m x 1.73m**

A contemporary shower room with large walk-in shower cubicle and vanity unit incorporating the sink with useful storage cupboards below and W.C. with concealed cistern. Vinyl flooring, double glazed window, and towel heater.



### Garden

The enclosed South facing rear garden is easily maintained with attractive paving and patio. Timber planters and decorative stone chippings. Timber fencing to boundaries, a lovely outdoor space to enjoy.

### Garage & Driveway

A block paved forecourt and driveway providing ample off road parking and leads down to the garage with metal up and over door.

Keeping to the right of the turn off is Langdale Crescent, where number 42 can be identified by our 'For Sale' board.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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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 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.

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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 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.

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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:-

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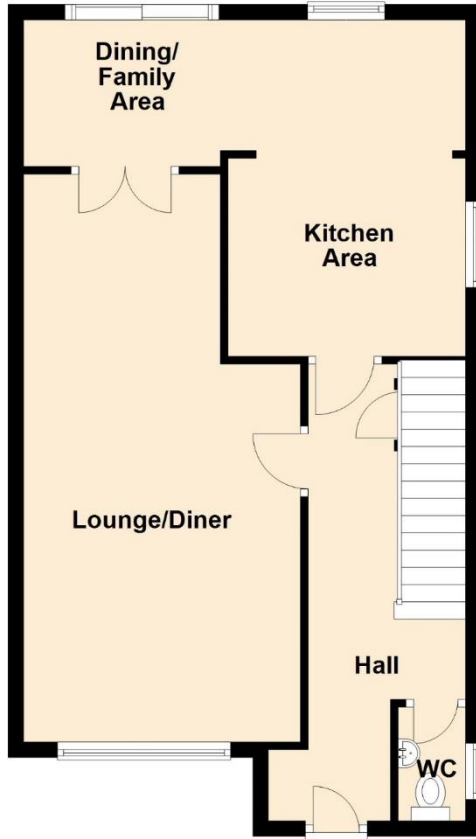
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**A&C Homes Limited T/A Lovelle Estate Agency**



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

Ground Floor



First Floor

