



Goodmanham Way, Cottingham, East Riding of Yorkshire  
Asking Price £250,000





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## KEY FEATURES

- Semi Detached Family Home
- Three Good Size Bedrooms
- Modern Kitchen
- Through Lounge Dining Room
- Family Bathroom & Ground Floor W.C.
- South Facing Rear Garden
- Garage & Driveway
- Tenure Freehold
- Council Tax Band C
- Total Room Area 92 Square Metres
- EPC rating D



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## DESCRIPTION

Set off the Wolds is this SUPERB SEMI DETACHED HOME is close to highly regarded schools.

This lovely family home offers generously proportioned accommodation to include: THREE bedrooms and a FAMILY BATHROOM to the first floor.

The welcoming hallway invites you in to view the well laid out accommodation to include: A Ground floor WC, modern KITCHEN, and a sizeable through LOUNGE/ DINING room with PATIO DOORS opening to the rear garden, creating a lovely space for entertaining family & friends.

Outside there are well maintained gardens, the enclosed rear garden enjoys a SOUTHERLY aspect with a lawn and a paved patio area, a lovely outdoor space for the family to enjoy.

There is a GARAGE and DRIVEWAY providing ample off road parking.

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 Lovelle Estate Agency, King Street, Cottingham HU16 5QQ, UK. Head north on King Street. At the roundabout, take the 1st exit onto Northgate. Go through 1 roundabout.

At the roundabout, take the 1st exit onto West End Road/B1233.

Turn right onto Eppleworth Road. Turn left onto Green Lane. Turn left onto The Wolds. Turn right onto Holme Crescent.

Turn right onto Goodmanham Way and the property can be identified by our 'For Sale' board.





## PARTICULARS OF SALE

### Entrance & Hallway

A light and airy welcoming hallway with stairs to the first floor. Doors open to the ground floor accommodation.

### Ground Floor W.C.

**1.59m x 1.12m**

Ground floor W.C. with low level toilet and vanity wash basin. Useful storage cupboard and access to stop cock.

### Lounge / Dining Room

**7.87m x 3.76m (measured at widest points)**

Lounge area 4.76m x 3.76m Dining Area 3.13m x 2.79m  
A sizeable through lounge/ dining area with feature fireplace and patio doors enjoying views over the rear garden.

### Kitchen

**3.08m x 2.88m**

A modern kitchen with a range of fitted units to base and walls, contrasting work surface and tiled splashbacks. Integrated dishwasher and space for range style cooker. Double glazed window to rear aspect and vinyl flooring.

### Bedroom One

**4.70m x 3.32m**

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

### Bedroom Two

**3.33m x 3.09m**

A further double bedroom with built in slide robe. Double glazed window and radiator.

### Bedroom Three

**2.27m x 2.65m**

A single bedroom with double glazed window and radiator.

### Family Bathroom

**2.33m x 1.98m**

Fully tiled family bathroom with P shape panelled bath, overhead shower and screen. Pedestal wash basin and low level W.C. Double glazed obscure window and radiator.



### Gardens

Delightful gardens to front and rear, mainly laid to lawn, the rear enjoys a southerly aspect and has a paved patio area. Gated access to the lawn with attractive shrubbery and plantings to borders. A lovely outdoor space for the family to enjoy.

### Garage & Driveway

A private driveway provides ample off road parking and leads to the garage with metal up and over door providing access. There is a utility area with plumbing for automatic washing machine.

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

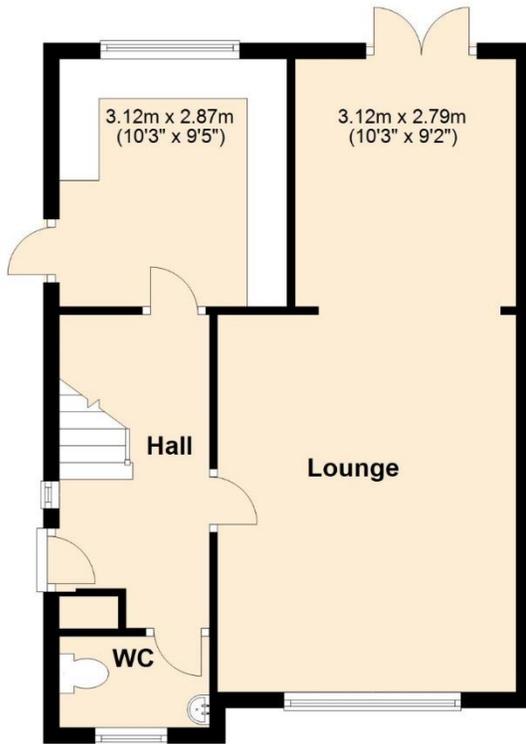
## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

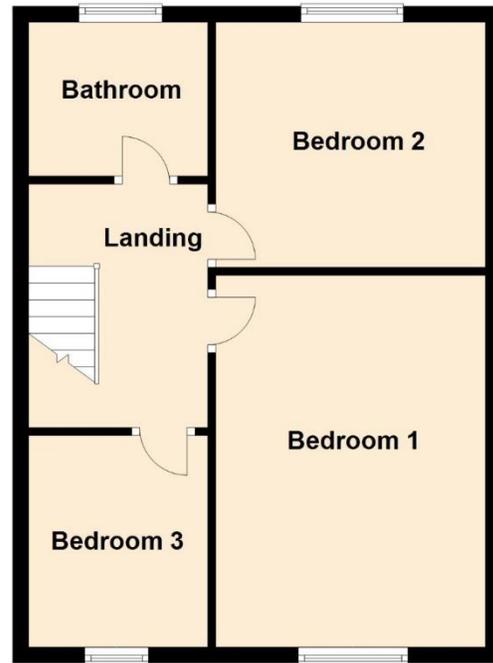
**Ground Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

