



King Street, Cottingham, East Riding of Yorkshire  
Asking Price £155,000





## KEY FEATURES

- Central Village Location
- Victorian End Terraced Property
- Two Double Bedrooms
- Modern Kitchen Open to Dining Room
- Contemporary Bathroom & Ground Floor W.C.
- Attractive Courtyard
- Shared Garden & Parking Area
- Council Tax Band B
- Tenure Freehold
- Total Room Area 70 Square Metres
- EPC rating D



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## DESCRIPTION

Set within the heart of the popular village of Cottingham and within walking distance of all local amenities, including transport, leisure facilities and an array of shops, cafes and well regarded restaurants.

This Superb Victorian End of Terrace Home is a real must see, ideal for those looking for their first home, add to your property portfolio or those looking to downsize.

The accommodation includes a cosy LOUNGE with feature fireplace and high ceilings. A door opens to the DINING/ SITTING ROOM, open plan to the modern KITCHEN, creating a lovely space for entertaining friends. There is a door from the dining room opening to the staircase taking you up to the first floor and access to the GROUND FLOOR W.C.

To the first floor are TWO DOUBLE BEDROOMS and the contemporary BATHROOM with three piece suite and plumbing for automatic washing machine.

Outside, there is a COURTYARD and a shared South facing GARDEN to the side elevation. Mainly laid to lawn with mature trees, attractive shrubbery and plantings to borders with a shared PARKING area to the front of the property.

## 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 turn left and head towards the dentist building on the right. 194 is set b King Street and can be identified by our 'For Sale' board.





## PARTICULARS OF SALE

### Lounge

**4.34m x 2.90m**

A cosy lounge with feature fireplace and high ceilings. A useful storage cupboard under stairs and door to dining room. Double glazed window to front elevation, Upvc front entrance door and radiator.

### Dining/ Sitting Room

**3.29m x 3.21m**

A light and airy dining/ sitting room with double glazed window to rear aspect and open to the kitchen. A door opens to the staircase taking you up to the first floor with access to the ground floor W.C.

### Ground Floor W.C,

**1.43m x 0.83m**

Ground floor W.C. with low level W.C. and vanity wash basin. Double glazed window to side elevation and wall mounted central heating boiler.

### Kitchen

**3.54m x 1.35m**

Open from the dining room, the kitchen has a range of modern fitted units to base and walls with integrated fridge and freezer. Contrasting wood block effect work surface and tiled splashbacks. Stainless steel sink unit and space for gas cooker. Double glazed window and door opening to the courtyard.

### Bedroom One

**3.94m x 2.98m**

A double bedroom with built in wardrobe/storage cupboard. Double glazed window to front elevation and radiator.

### Bedroom Two

**3.23m x 2.83m**

A further double bedroom with double glazed window, enjoying views of the church, mature trees and playing field, a lovely view to wake up to. Radiator and door to bathroom.

### Bathroom

**3.24m x 2.18m**

A contemporary bathroom with tiling to walls and four piece suite to include: P shape bath with shower over and glazed screen. Vanity unit incorporating the wash basin with useful storage below and toilet with concealed cistern. Plumbing for automatic washing machine, chrome towel heater and double glazed window to side elevation.



### Outside

There is an attractive courtyard with gated access and walkway taking you round to the shared south facing garden, mainly laid to lawn with mature trees and shrubbery to boundaries. Open access to the shared parking area to the front of the property.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: B

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:-

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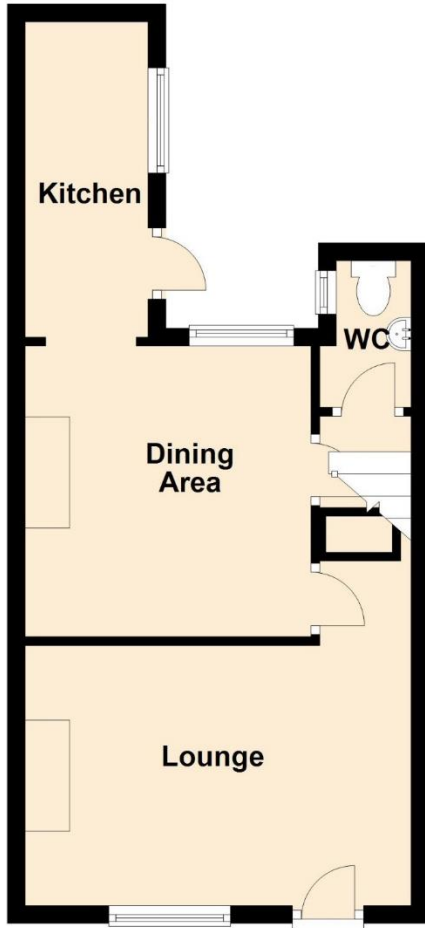
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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



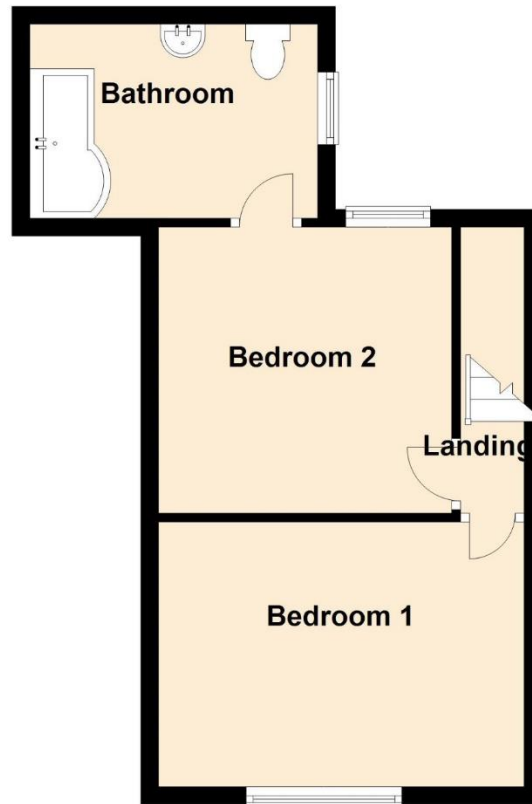
**Ground Floor**

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)

