



Exeter Street, Cottingham, East Riding of Yorkshire  
Starting Bid £140,000





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## KEY FEATURES

- Sold via Secure Sale
- Immediate 'exchange of contracts' available
- Extended Traditional Terraced Property
- Three Generous Bedrooms
- Open Plan Dining Kitchen
- Through Lounge to Sitting Room
- Enclosed Rear Garden
- No Onward Chain
- Tenure Freehold
- Council Tax Band B
- Total Room Area 112 Square Metres
- EPC rating D





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## DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000.00

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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

This EXTENSIVE MID TERRACED PROPERTY is ideal for those looking for their first home, add to your property portfolio or those looking to downsize.

The well-proportioned accommodation boasts a traditional entrance door opening to the hallway with feature cornice to the ceiling and door to the through SITTING ROOM and LOUNGE with feature high ceiling and a walk-in bay window. There is a sizeable KITCHEN, open to the DINING AREA with PATIO DOORS opening to the rear GARDEN, creating a lovely space for entertaining family & friends.

The first floor has a split level landing with doors to the THREE generously proportioned BEDROOMS and the family BATHROOM.

The enclosed rear GARDEN is mainly laid to lawn with raised block paved patio area and courtyard, a great space for the family to enjoy.

Viewing is highly recommended. No Onward Chain

## 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 come to Exeter Street on the right, turn into the Exeter Street and number 34 is on the right hand side. Identified by our "For Sale" board.





## PARTICULARS OF SALE

### Entrance & Hallway

A traditional front entrance door opening to the hallway with stairs to first floor, feature cornice and door opening to the sitting room.

### Sitting Room

**3.89m x 3.51m**

Sitting room with useful storage cupboard, double glazed window to rear elevation, open plan to lounge and door into kitchen.

### Lounge

**3.65m x 3.50m**

Open from the sitting room the comfortable lounge has feature walk in bay window to front elevation and radiator.

### Kitchen

**3.70m x 3.37m**

A good size family kitchen with a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Space for Range style cooker, fridge and freezer with plumbing for automatic washing machine. Stainless steel 11/2 bowl sink with mixer tap and drainer. Open to the extended dining area.

### Dining Area

**3.30m x 2.90m**

Open from the kitchen, the dining area has ample space for table & chairs with patio doors opening to the rear garden, creating a lovely space for entertaining family & friends.

### Bedroom One

**4.51m x 3.48m**

A double bedroom with a range of fitted wardrobes and walk in bay window to front elevation.

### Bedroom Two

**3.49m x 3.16m**

A further double bedroom with built in storage cupboard and double glazed window.

### Bedroom Three

**4.40m x 3.24m**

A further double bedroom with double glazed window to rear elevation and radiator.

### Family Bathroom

**2.30m x 2.20m**

The family bathroom has a three piece suite to include: Panelled bath with overhead shower and screen, low level W.C. and pedestal wash basin. Tiled walls and vinyl flooring.

### Garden

The enclosed rear garden is mainly laid to lawn with raised block paved patio and timber fencing, a good outdoor space for the family to enjoy. Gated access to the rear pedestrian walkway providing walkable access to the railway station.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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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

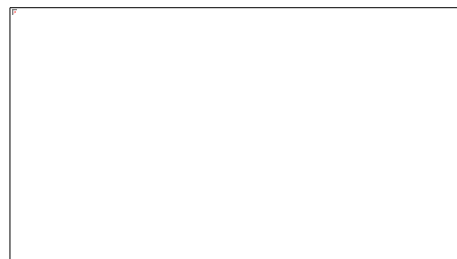
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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



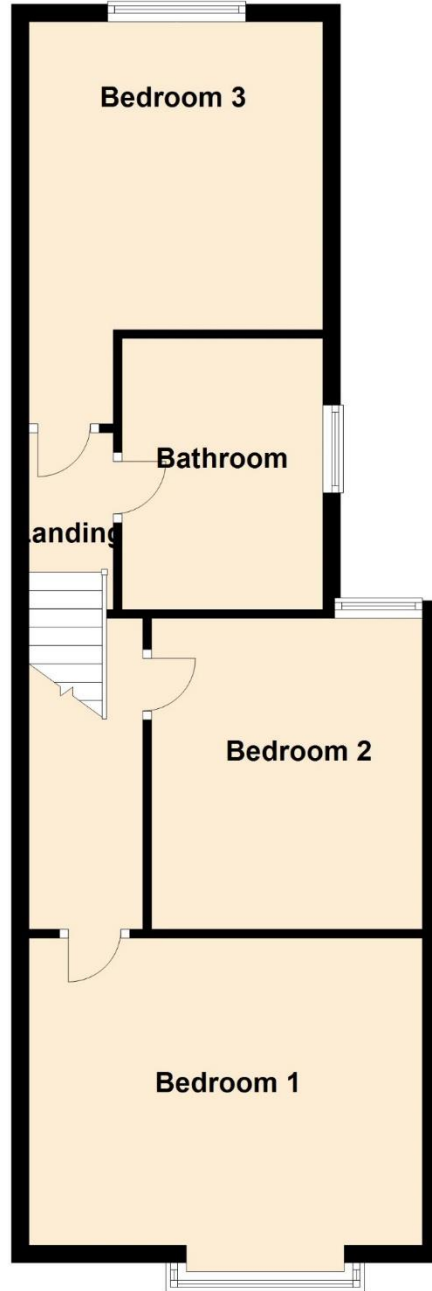
**Ground Floor**

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)

