



St Margarets Close, Cottingham, East Riding of
Yorkshire

£315,000




lovelle



KEY FEATURES

- Superb Extended Semi-Detached Home
- Three Double Bedrooms
- En Suite & Family Bathroom & Ground Floor W.C.
- Comfortable Lounge & Conservatory
- Dining Kitchen & Utility
- South Facing Rear Garden
- Garage & Driveway
- Council Tax Band D
- Tenure Freehold
- Total Room Area 101 Square Metres
- EPC rating E



DESCRIPTION

Enjoying a leafy tree lined Cul De Sac setting off St Margaret's Avenue is this generously proportioned EXTENDED FAMILY HOME.

The ground floor has a welcoming HALLWAY with doors opening to the GROUND FLOOR W.C., comfortable LOUNGE with adjoining CONSERVATORY, enjoying views over the south facing rear garden. The OPEN PLAN DINING KITCHEN includes a useful UTILITY and doors opening to the rear garden, creating a lovely space for entertaining.

There is a FAMILY BATHROOM and THREE first floor BEDROOMS, one with EN SUITE shower room and Juliet balcony boasting elevated views of the garden and beautiful mature trees.

Outside, there is a family friendly, SOUTH facing rear garden, adorned with beautiful mature trees, shrubbery and colourful plantings. There is a paved patio and water feature, creating a lovely tranquil spot to sit and admire this wonderful outdoor space.

Ample OFF-ROAD PARKING, DRIVE and GARAGE.





PARTICULARS OF SALE

Entrance & Hallway

A welcoming hallway with stairs taking you up to the first floor and door into

Ground Floor W.C.

Located off the hallway is the ground floor W.C. with low level toilet and wash basin, useful understairs storage area.

Lounge

7.38m x 2.97m

A comfortable lounge with feature fireplace, lovely and light with walk in bay window to the front elevation and French doors opening to the conservatory.

Conservatory

3.8m x 3.2m

Adjoining the lounge, the conservatory is part brick and Upvc construction. A lovely addition to the property, enjoying views over the rear garden.

Dining Kitchen

4.49m x 4.93m L shape measured at widest points

The open plan dining kitchen has a range of contemporary units to base and walls with complimentary work surface and tiled splashback. Ample space for dining table and chairs with double glazed window and door opening to the rear garden.

Utility Room

2.09m x 2.09m

A useful utility room with plumbing for automatic washing machine and space for fridge freezer.

Bedroom One

4.18m x 3.08m

A light and airy double bedroom with feature walk in bay window and radiator.

Bedroom Two

4.83m x 2.32m

Bedroom two is currently used as the home office/ study with feature Juliet balcony enjoying views of mature trees and the garden, a lovely space to work.

En Suite

2.1m x 2.1m

Adjoining the bedroom two with shower cubicle, pedestal wash basin and low-level W.C.

Bedroom Three

3.63m x 3.0m

A further double bedroom with double glazed window enjoying views over the garden.

Family Bathroom

2.65m x 2.21m

Fully tiled bathroom with paneled bath, additional shower cubicle, pedestal wash basin and low-level W.C.



Gardens

The front of the property is bordered by established shrubbery, lawn and paved driveway. To the rear of the property is a sizeable South facing garden, adorned with mature trees and shrubbery. Mainly laid to lawn with a paved patio and water feature, creating a perfect spot to enjoy this wonderful outdoor space.

Garage & Driveway

A side drive provides ample off-road parking and leads down to the garage.

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the northwest 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, head north on King Street. At the roundabout, take the 1st exit onto Northgate. Go through one roundabout. At the roundabout, take the 1st exit onto West End Road/B1233. Turn right onto Eppleworth Road. Turn left onto St Margaret's Avenue, continue to St Margaret's Close, No 21 can be identified by our For Sale board.

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 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 negotiations 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 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: -

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 representations of fact.

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

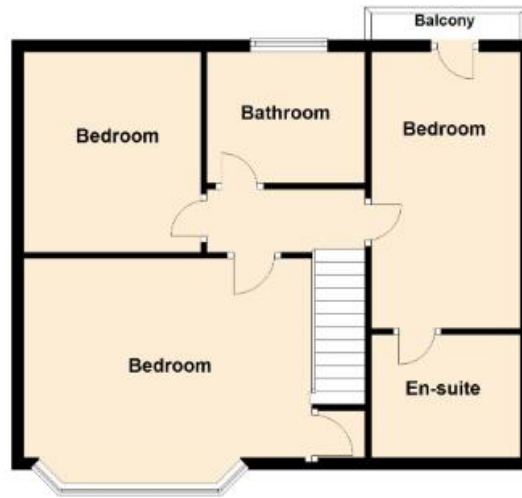
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FLOOR PLANS

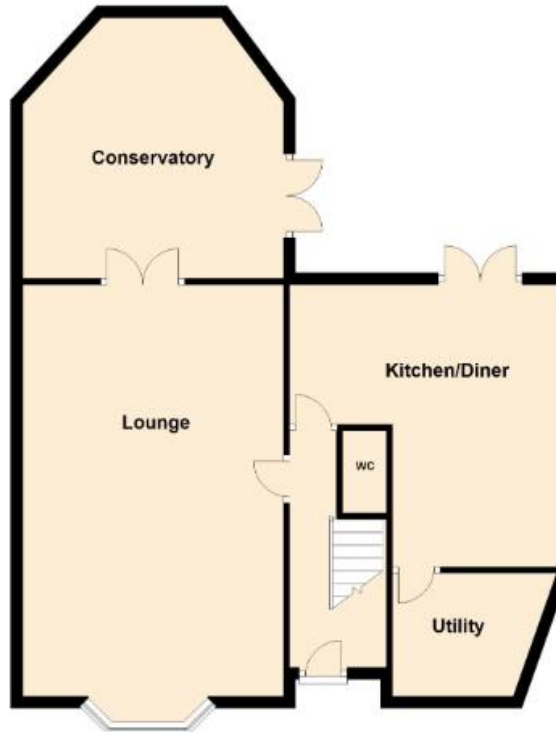
First Floor

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



Ground Floor

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



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

