



Southwood Road, Cottingham, East Riding of
Yorkshire

Asking Price £300,000




lovelle



KEY FEATURES

- Fabulous Extensive Family Home
- Four Bedrooms, Master with En Suite
- Family Bathroom with Four Piece Suite
- Comfortable Lounge
- Ground Floor W.C & Utility Room
- Fabulous Open Plan Layout Incorporating
- Sitting/ Family Room to Dining Kitchen
- Rear Garden & Patio Garage & Off Road Parking
- Tenure Freehold
- Council Tax Band C
- EPC rating tbc.....



DESCRIPTION

This superb EXTENDED SEMI DETACHED home has been lovingly upgraded and enhanced by the current owner to include a LOFT CONVERSION incorporating the MASTER BEDROOM with ENSUITE whilst the ground floor extension boasts a fabulous OPEN PLAN DINING KITCHEN with FAMILY/ SITTING ROOM, beautifully presented throughout, Ideal for the Family buyer.

The welcoming hallway invites you to view this lovely family home. Doors open to the comfortable LOUNGE with feature fireplace.

There is a GROUND FLOOR W.C. and UTILITY ROOM.

Prepare to be WOWED by the fabulous OPEN PLAN DINING KITCHEN with SITTING/FAMILY ROOM enjoying views over the SOUTH facing rear garden, creating a fabulous space for entertaining family and friends.

There is a FAMILY BATHROOM and THREE FIRST FLOOR bedrooms, two are doubles and include fitted wardrobes, whilst the second floor loft conversion has a lavish MASTER BEDROOM with adjoining EN SUITE.

The SOUTH FACING REAR GARDEN is adorned with beautiful mature trees, attractive shrubbery and colourful plantings. There is a PAVED PATIO, ideal for outdoor entertaining. a lovely outdoor space for the family to enjoy.

There is a driveway leading down to the GARAGE and a paved forecourt, providing ample OFF ROAD PARKING for several vehicles.

Viewing is an absolute must to fully appreciate this lovely family home.

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 first turning onto Southwood Road where number 39 can be identified by our 'For Sale' board on the left hand side.





PARTICULARS OF SALE

Entrance & Hallway

A contemporary composite front entrance door opens to the hallway, welcoming you in to view this wonderful family home. Features include "Karndean" flooring and an attractive staircase taking you up to the first floor.

Lounge

3.73m x 3.67m

The comfortable lounge has a contemporary wall mounted fireplace with living flame effect gas fire. Double glazed window to front elevation, radiator and solid Oak flooring, a lovely room to relax and unwind.

Ground Floor W.C.

1.4m x 1.01m

low level W.C., vanity unit housing the wash basin with useful storage cupboard below. Chrome towel heater and double glazed window.

Utility Room

1.4m x 2.05m

A useful utility room with plumbing for automatic washing machine and fitted units. Double glaze window and radiator.

Sitting/ Family Room

4.16m x 3.60m

The family/sitting room has a feature exposed brick wall and karndeian flooring, open to the dining kitchen.

Open Plan Dining Kitchen

5.52m x 4.67m (measured at widest points)

A fabulous open plan dining kitchen adjoins the family/sitting room with doors opening to the South facing rear garden, creating a wonderful space for entertaining family & friends.

An impressive range of fitted units to base and walls with solid Oak work surface and central island incorporating the "Siemens" induction hob with downdraft extractor fan and inset wine cooler. Built in AEG oven and microwave, stainless steel sink with mixer tap and space for American style fridge freezer.

Bedroom Two

3.68m x 3.18m

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

Bedroom Three

4.27m x 2.60m

a double bedroom with a range of fitted slide robes. Double glazed window to rear elevation and radiator.

Bedroom Four

3.04m x 2.42m

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

Family Bathroom

2.46m x

The family bathroom is fully tiled with four piece suite to include: Panelled bath, pedestal wash basin, low level W.C. and shower cubicle. Double glazed window and chrome towel heater.



Master Bedroom

4.10m x 3.28m

A sumptuous double bedroom with a range of fitted slide robes. Double glazed window to rear elevation and radiator.

En Suite

1.90m x 1.79m

Fully tiled En Suite with large walk in shower and vanity unit housing the wash basin with useful storage below and toilet with concealed cistern. Chrome towel heater and double glazed window.

Garage & Driveway

To the front of the property is a driveway providing access to the garage and a tarmac forecourt providing ample off road parking for several vehicles.

Garden

The South facing rear garden is mainly laid to lawn, adorned with mature trees and shrubbery. There is a block paved patio area, a perfect place for outdoor seating and entertaining, a lovely outdoor space for the family to enjoy.

TENURE

The tenure of this property is Freehold.

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/>

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 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.

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:-

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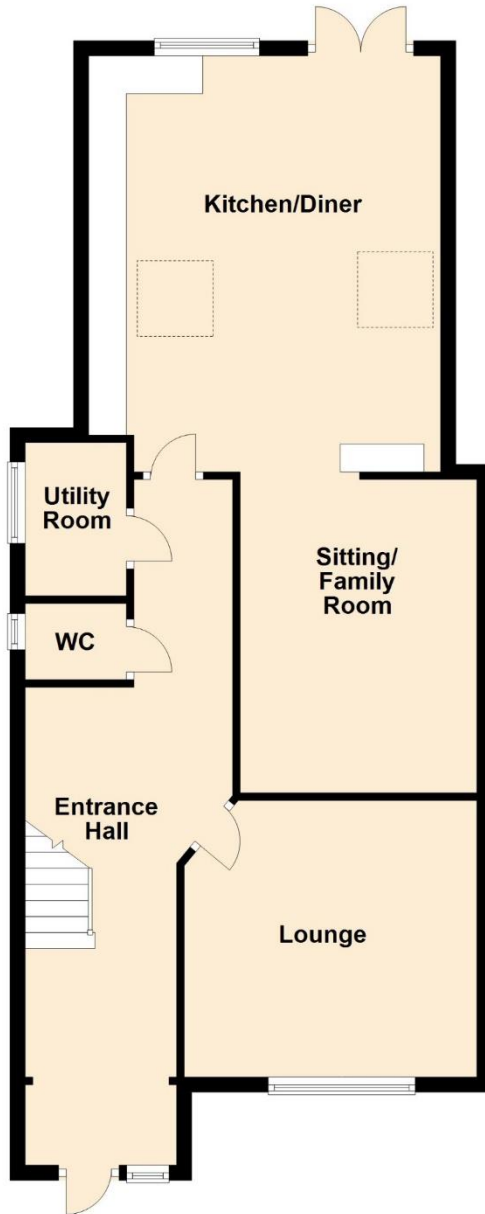
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



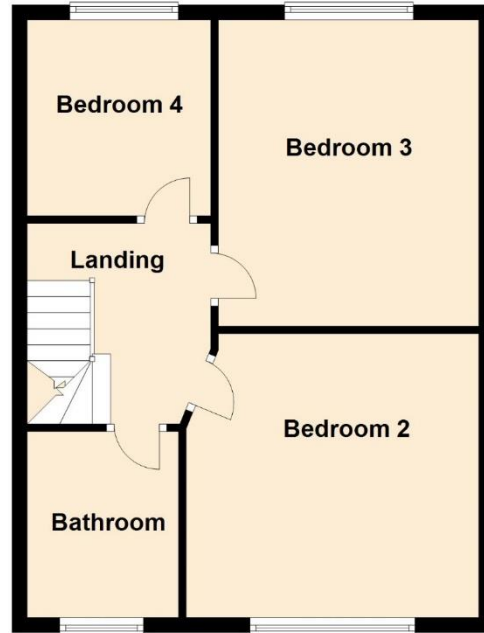
Ground Floor

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



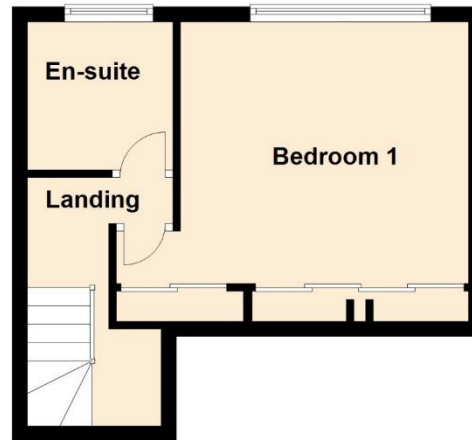
First Floor

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



Second Floor

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



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

