



Kingsway, Cottingham, East Riding of Yorkshire
Asking Price £310,000





KEY FEATURES

- Extended Semi Detached Home
- Four Bedrooms
- Family Bathroom
- Modern Kitchen
- Comfortable Lounge
- Sitting/Dining Room & Conservatory
- Beautiful Rear Garden
- Garage & Off Road Parking
- Tenure Freehold
- Council Tax Band D
- EPC rating C



DESCRIPTION

This superb EXTENDED SEMI DETACHED home has been lovingly upgraded and enhanced by the current owner to include a LOFT CONVERSION incorporating the FOURTH bedroom. There are THREE further BEDROOMS and the FAMILY BATHROOM & W.C. on the first floor, whilst the ground floor offers fabulous layout for the family buyer to include: a welcoming HALLWAY, comfortable LOUNGE with LOG BURNING stove, a FAMILY/ SITTING ROOM adjoining the CONSERVATORY enjoying views over the beautifully manicured GARDEN with attractive PERGOLA and PATIO area. creating a wonderful space for outdoor entertaining space for the family to enjoy.

Outside there is a DRIVEWAY providing ample OFF ROAD PARKING and gated access to the GARAGE onto the beautiful rear GARDEN.

Beautifully presented throughout, Ideal for the Family buyer.

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 the village, proceed north along King Street towards the junction of Newgate Street and South Street, turn left at the lights along Newgate Street and proceed along to the roundabout and take the third exit onto Priory Road, continue to the next right and turn into Kingsway, continue to the rear of Kingsway where number 30 can be found on the right hand side, identified by our 'For Sale' board.





PARTICULARS OF SALE

Entrance & Hallway

A Upvc front entrance door opens to the hallway, welcoming you in to view the tastefully styled accommodation.

Lounge

4.29m x 3.36m

A comfortable lounge with feature Oak mantel and log burning stove, lovely to cosy up to on those cold winter evenings. Double glazed walk in bay window to front elevation and radiator.

Sitting / Dining Room

6.44m x 3.33m (measured at widest points)

The sitting/ dining room has a feature fireplace and patio doors opening to the conservatory.

Conservatory

2.35m x 2.99m

Adjoining the sitting room, the conservatory boasts views over the beautiful rear garden.

Modern Kitchen

7.23m x 1.94m

The modern kitchen has a range of fitted wall and base units with remote control lighting to base units. Complimentary work surface and tiled splashback. Built in electric oven with gas hob and extractor hood above. Space for fridge/ freezer and plumbing for dishwasher & washing machine.

Family Bathroom

3.39m x 1.78m

The family bathroom features attractive wall panelling and has a four piece suite to include: Shower cubicle, jacuzzi bath tub with mixer tap, pedestal wash basin and low level W.C. Double glazed obscure window and chrome towel heater.

Bedroom One

3.34m x 2.21m

A double bedroom with feature cast iron fireplace. Double glazed walk in bay window and radiator.

Bedroom Two

3.42m x 3.47m

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

Bedroom Three

2.50m x 1.84m

A further bedroom currently used as the study with double glazed window and radiator.

Bedroom Four (Loft)

2.74m x 3.96m (measured at widest points)

The loft conversion has created a sizeable fourth bedroom, ideal for the teenager in the family. Double glazed window, Velux window, radiator and storage into the eaves.



Rear Garden

The beautifully maintained rear garden is adorned with beautiful mature trees, flowering shrubbery and colourful plantings. There are two paved patio and decked area, creating an ideal space for dining "al fresco" Wonder on through the cascading foliage over the timber pergola and onto the lawn with borders just bursting with colourful plantings, a lovely outdoor space for the family to enjoy.

Garage & Driveway

The driveway provides ample off road parking with wrought iron gated access to the garage and garden.

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 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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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.

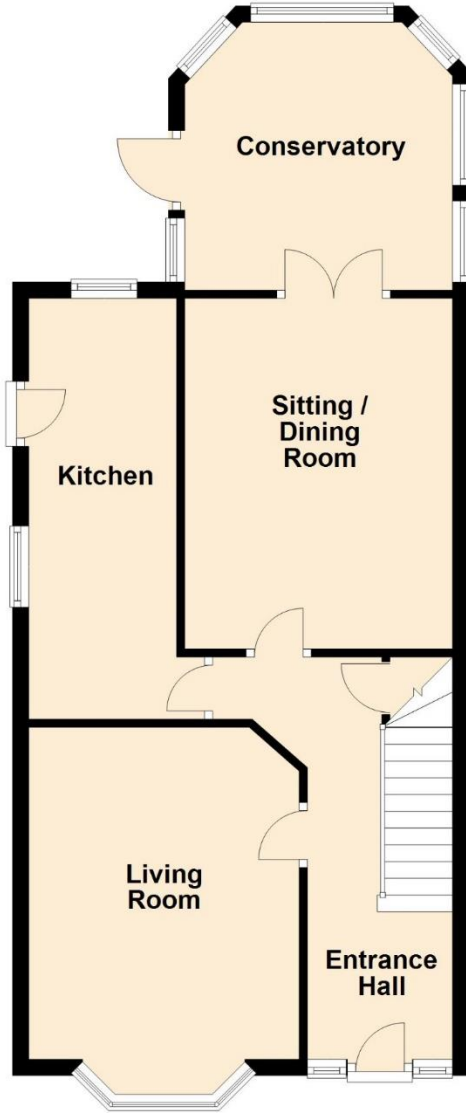
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

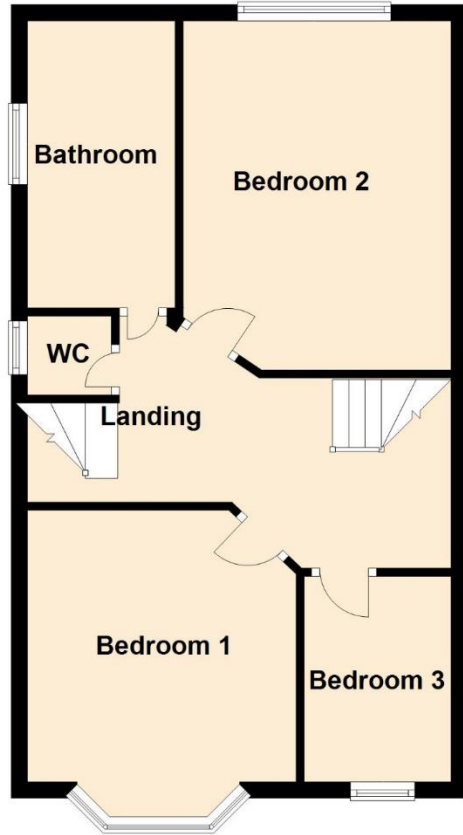
Ground Floor

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



First Floor

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



Second Floor

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



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

