



Thwaite Street, Cottingham, East Riding of Yorkshire
Asking Price £230,000





KEY FEATURES

- Impressive Period Property
- Ground Floor Apartment
- Period Features & High Ceilings
- Two Double Bedrooms with En Suite Bathrooms
- Comfortable Lounge/Dining Room
- Breakfast Kitchen with Feature Arched Window
- Allocated Parking & Secure Entry System
- Tenure Leasehold
- Council Tax Band D
- Total Room Area 121 Square Metres
- EPC rating C



DESCRIPTION

We are delighted to introducing to the market this beautifully presented GROUND FLOOR APARTMENT set within this stunning PERIOD PROPERTY, listed for sale and boasting a host of desirable features. This neutrally decorated property exudes a welcoming aura that creates a sense of home from the moment you step through the door.

The Apartment is set within stunning grounds adorned with mature trees, creating a serene and visually appealing environment. PARKING facilities are provided, adding an essential convenience for residents. High ceilings throughout the property lend an air of grandeur and amplify the sense of space, while beautiful arched windows frame stunning views and invite an abundance of natural light into the home.

Boasting TWO generously proportioned DOUBLE BEDROOMS, each complemented by an EN SUITE BATHROOMS. These rooms are awash with natural light, creating bright and airy spaces perfect for rest and relaxation.

The comfortable LOUNGE / DINING ROOM adjoins the BREAKFAST KITCHEN, bathed in natural light, is equipped with modern appliances and offers a dining space. Here, you'll find a perfect setting for culinary exploration and intimate dining experiences

In summary, this APARTMENT is a confluence of style, comfort, and convenience. With its unique features, neutral decor, and favourable location, it represents an exceptional opportunity for those looking for their next home within the village of Cottingham.

Don't miss this opportunity to own a beautiful piece of real estate in a sought-after location.

CALL TO ARRANGE YOUR VIEWING TODAY!

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 south towards Hallgate. Turn left onto Hallgate Hallgate turns right and becomes Beck Bank. Turn left onto Thwaite Street/B1233. Take the second turning on the right onto Cleminson Halls and the property will be identified by the Lovelle Estate Agency 'For Sale' board.





PARTICULARS OF SALE

Secure Entry System

Secure entry system with solid wood door opening to the communal hallway with doors opening to the apartments.

Entrance

A door opens into the welcoming hallway with doors opening to the generously proportioned accommodation on offer.

Lounge Diner

6.28m x 4.88m

A comfortable, light and airy lounge/ dining room with feature high ceiling, and large windows allowing ample light to flow through.

Lounge Diner

6.28m x 4.88m

A comfortable, light and airy lounge/ dining room with feature high ceiling, and large windows allowing ample light to flow through.

Breakfast Kitchen

9.29m x 2.16m

A modern breakfast kitchen with a range of fitted units in cream with complimentary wood block effect work surfaces. Stainless steel sink with mixer tap and integrated appliances to include: dishwasher, washer/dryer, fridge freezer and built in oven with induction hob with stainless steel extractor hood above. Ample space for dining/ breakfast table. Feature sash style and a tall arched window allowing ample light to flow through.

Bedroom One

5.01m x 4.36m at widest points

A generously proportioned bedroom with feature walk in bay window, enjoying views over the surrounding grounds. A door opens to the En Suite bathroom.

En Suite Bathroom

3.07m x 1.96m

P shape panelled bath with overhead shower and screen. Vanity unit housing the wash basin with useful storage below and toilet with concealed cistern.

Bedroom Two

5.36m x 4.92m widest points

A further double bedroom with three tall windows, allowing ample light to flow through, taking full advantage of the surrounding grounds.

En Suite Shower Room

3.07m x 1.96m

Walk in Shower cubicle, low level W.C. and pedestal wash basin.



Allocated Parking & Communal Gardens

Cleminson Halls is set within stunning grounds, adorned with mature trees and decorative shrubbery.

A driveway provides access to the allocated parking space for the four apartments with additional visitor parking available.

Leasehold & Service Charges

Leasehold term 250years from 14th July 2014 (240 years remaining to July 2264)

Ground Rent of £100.00 per annum

RMG Management Agent

Service charge of £4000.00 is paid in two instalments, January (£2000) & July (£2000). The charge includes buildings insurance.

TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

£4000.00 per annum

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:-

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

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



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

