



Hallgate, Cottingham, East Riding of Yorkshire
Asking Price £450,000





KEY FEATURES

- Desirable Location
- Close to Transport Links
- Close to Schools
- Five Bedrooms
- Period Features
- Turn Key Ready
- Private Garden
- High Ceilings
- Kitchen/Diner
- Book your viewing today
- EPC rating TBC



DESCRIPTION

For Sale: A rare and exquisite opportunity to acquire an immaculate terraced property situated in a prime village location that is seldom available. This remarkable residence, brimming with character and historical features, is ideally nestled amid peaceful surroundings and a vibrant local community. Convenient public transport links, revered local schools, and an array of amenities are within easy reach, further enhancing the appeal of this property.

This impressive abode boasts five well-appointed bedrooms and two bathrooms, along with two stunning reception rooms and an open-plan kitchen. The home is set apart by its unique features such as fireplaces in both reception rooms and select bedrooms, high ceilings that enhance the sense of space and grandeur, and the delightful view of the local church from the second floor, bestowing upon the residence a distinct charm and appeal.

The five bedrooms are a mix of spacious doubles and a single, all filled with abundant natural light. The master bedroom is particularly noteworthy, being a double room with a generous en-suite, offering a touch of luxury and privacy. The second and third bedrooms, also doubles, feature period fireplaces, while the fourth bedroom, a naturally lit single, is perfect for a child or as a home office.

The main bathroom is a sizable sanctuary featuring a free-standing bath, providing a relaxing retreat. The open-plan kitchen, flooded with natural light, offers ample space for dining and is perfect for family gatherings or entertaining guests with access to the large private patio and garden.

The two reception rooms, adorned with large windows, fireplaces, and high ceilings, provide an inviting space for relaxation or socializing, while retaining the property's period charm.

This property is ideal for families and couples alike, seeking a home that offers a unique blend of character, comfort, and convenience in a coveted location. The historical features, combined with the modern comforts and the strong sense of community, make this an opportunity not to be missed.





PARTICULARS OF SALE

Entrance Hall

1.18m x 7.97m (3'11" x 26'1")

Enter this grand entrance hall and be wowed by the period features of this property, access to reception rooms and stairs to first and second floors.

Lounge

4.15m x 4.92m (13'7" x 16'1")

Be captivated by these high ceilings, period features and natural light from the bay window.

Dining Room

3.17m x 4.16m (10'5" x 13'7")

With views to the patio, a feature fireplace and storage selves your guests will love dining in this formal dining room.

Kitchen Diner

3.30m x 8.66m (10'10" x 28'5")

A large kitchen diner with patio doors onto patio leading onto the large private garden, perfect for modern family life.

Bedroom One

3.36m x 4.55m (11'0" x 14'11")

Large double bedroom to the rear of the property with large en-suite.

En - Suite

3.40m x 1.62m (11'2" x 5'4")

Large walk in shower and views into the garden, this spacious en-suite provides you with the privacy you need.

Bedroom Two

3.56m x 4.23m (11'8" x 13'11")

Double bedroom with feature fireplace.

Bedroom Three

3.54m x 4.19m (11'7" x 13'8")

Double bedroom with feature fireplace.

Bedroom Four

1.77m x 2.83m (5'10" x 9'4")

A small single or could be utilised as a home office.

Bedroom Five

4.75m x 5.96m (15'7" x 19'7")

Standing alone on the second floor this double bedroom has views of the village church.

Family Bathroom

2.36m x 2.09m (7'8" x 6'11")

Large family bathroom with shower unit, free standing bath, hand basin. WC is separate.



Outside

Small walled garden to the front with gate and path to the pavement.

To the rear a large enclosed garden featuring patio, established bushes and mainly laid to lawn. Perfect for the whole family and entertaining.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: E

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.

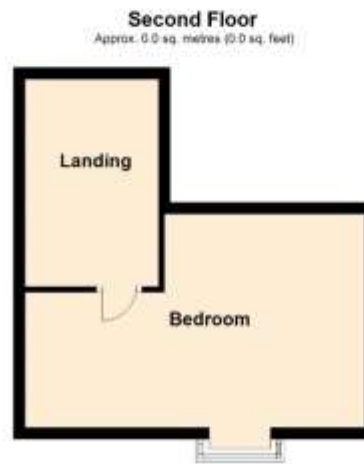
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



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

