



Exeter Street, Cottingham, East Riding of Yorkshire
Offers in the region of £160,000





KEY FEATURES

- Extended Traditional Terraced Property
- Three Generous Bedrooms
- Open Plan Dining Kitchen
- Through Lounge to Sitting Room
- Enclosed Rear Garden
- No Onward Chain
- Tenure Freehold
- Council Tax Band B
- Total Room Area 112 Square Metres
- EPC rating D



DESCRIPTION

Set in the popular village of Cottingham and within easy reach of all local amenities, including transport, leisure facilities and an array of shops, cafes and well-regarded restaurants.

This EXTENSIVE MID TERRACED PROPERTY is ideal for those looking for their first home, add to your property portfolio or those looking to downsize.

The well-proportioned accommodation boasts a traditional entrance door opening to the hallway with feature cornice to the ceiling and door to the through SITTING ROOM and LOUNGE with feature high ceiling and a walk-in bay window. There is a sizeable KITCHEN, open to the DINING AREA with PATIO DOORS opening to the rear GARDEN, creating a lovely space for entertaining family & friends.

The first floor has a split-level landing with doors to the THREE generously proportioned BEDROOMS and the family BATHROOM.

The enclosed rear GARDEN is mainly laid to lawn with raised block paved patio area and courtyard, a great space for the family to enjoy.

Viewing is highly recommended. No Onward Chain

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 on King Street, Cottingham, head north along King Street until you reach the roundabout, turn right onto Northgate. This road continues into New Village Road, proceed until you come to Exeter Street on the right, turn into the Exeter Street and number 34 is on the right-hand side. Identified by our "For Sale" board.





PARTICULARS OF SALE

Entrance & Hallway

A traditional front entrance door opening to the hallway with stairs to first floor, feature cornice and door opening to the sitting room.

Sitting Room

3.89m x 3.51m

Sitting room with useful storage cupboard, double glazed window to rear elevation, open plan to lounge and door into kitchen.

Lounge

3.65m x 3.50m

Open from the sitting room the comfortable lounge has feature walk in bay window to front elevation and radiator.

Kitchen

3.70m x 3.37m

A good size family kitchen with a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Space for Range style cooker, fridge and freezer with plumbing for automatic washing machine. Stainless steel 11/2 bowl sink with mixer tap and drainer. Open to the extended dining area.

Dining Area

3.30m x 2.90m

Open from the kitchen, the dining area has ample space for table & chairs with patio doors opening to the rear garden, creating a lovely space for entertaining family & friends.

Bedroom One

4.51m x 3.48m

A double bedroom with a range of fitted wardrobes and walk in bay window to front elevation.

Bedroom Two

3.49m x 3.16m

A further double bedroom with built in storage cupboard and double-glazed window.

Bedroom Three

4.40m x 3.24m

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

Family Bathroom

2.30m x 2.20m

The family bathroom has a three-piece suite to include: Panelled bath with overhead shower and screen, low level W.C. and pedestal wash basin. Tiled walls and vinyl flooring.

Garden

The enclosed rear garden is mainly laid to lawn with raised block paved patio and timber fencing, a good outdoor space for the family to enjoy. Gated access to the rear pedestrian walkway providing walkable access to the railway station.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

AGENTS NOTE

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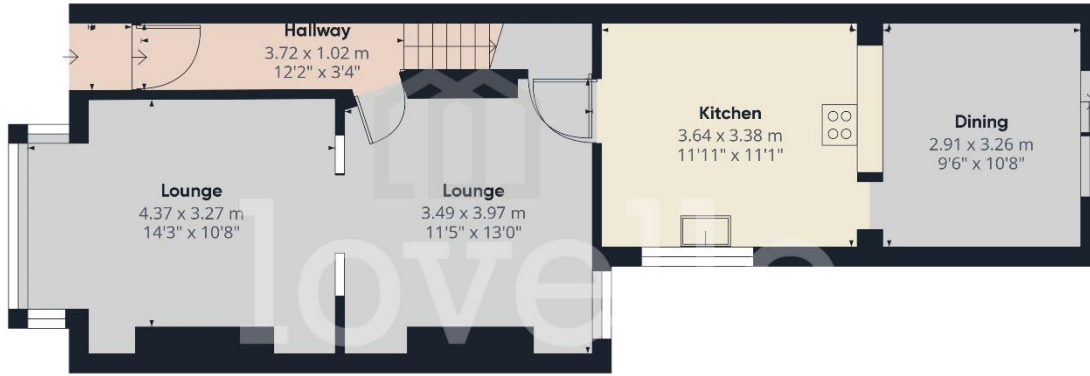
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

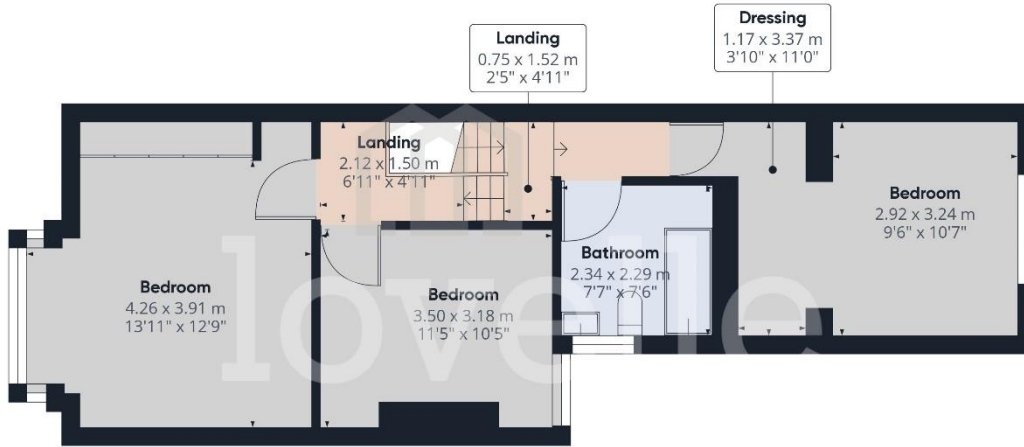
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

FLOOR PLANS



Floor 0



Floor 1



Approximate total area[®]
111.28 m²
1197.84 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

