



New Village Road, Cottingham, East Riding of Yorkshire  
Asking Price £140,000







## KEY FEATURES

- Traditional Semi-Detached Home
- Two Double Bedrooms
- First Floor Bathroom
- Dining room Adjoining the Kitchen
- Comfortable Lounge with Multi Fuel Burner
- No Onward Chain
- Tenure Freehold
- Council Tax Band B
- Total Room Area 65 Square Meters
- EPC rating D



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## DESCRIPTION

Set within easy reach of Cottingham's local amenities, including, railway, transport, leisure facilities and an array of shops, cafes and well regarded restaurants.

This Superb Traditional Semi Detached Home is ideal for those looking for their first home, add to your property portfolio or those looking to downsize.

The recently decorated accommodation boasts an entrance door into the LOUNGE with feature Oak Mantel and MULTI FUEL BURNER, lovely to cozy up to on those cold winter evenings. There is a light and airy DINING ROOM adjoining the KITCHEN, creating a lovely space for entertaining family and friends.

The first floor has TWO DOUBLE BEDROOMS with built-in wardrobes and a family BATHROOM.

Outside, the garden is a blank canvas, ready for the new owner to make their own mark on stamp on it.

Viewing is a must!

## 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 the Centre of the village proceed north up King Street, at the end of King Street is Northgate. Turn right at the roundabout and proceed along this road crossing over the railway line, continue and the property can be identified by our 'For Sale' board at the end of Cornwall Street.







## PARTICULARS OF SALE

### Entrance & Hall

The property is accessed via a UPVC double glazed front door into the hallway. Stairs lead to the first floor accommodation and a door opens into the lounge.

### Lounge

**3.47m x 3.75m**

The lounge has a double-glazed walk-in bay window to the front elevation. Feature fireplace with Oak mantel and multi fuel burning stove, lovely to cozy up to on those cold winter evenings. A door opens into the dining room.



### Dining Room

**2.79m x 4.11m**

A light and airy dining room with double glazed window and door to rear aspect, adjoining the kitchen, creating a lovely space for entertaining family and friends.

### Kitchen

**4.58m x 2.43m (measured at widest points)**

The kitchen comprises of wall and base units with contrasting work surfaces and tiled splash backs. Double glazed window to the side elevation. Electric oven with electric four ring hob, stainless steel splash back and extractor overhead. Space for a fridge. Stainless steel sink with drainer. Vinyl flooring.



### Bedroom One

**3.38m x 3.38m**

Bedroom one has two double glazed windows to the front elevation. Built-in wardrobe and a central heating radiator.

### Bedroom Two

**2.92m x 2.84m**

Bedroom two has a double-glazed window to the rear elevation, built-in storage cupboard and a central heating radiator.

### Bathroom

**1.85m x 1.76m**

The bathroom comprises of a bathtub with overhead shower and shower panels to the wall, pedestal wash hand basin and a push button WC. Double glazed obscure window to the rear elevation. Central heating radiator and Vinyl flooring.

### Garden

The front garden is hard landscaped with a path leading to the front door. Picket fencing and a gate to the perimeter. The rear garden has a paved area and is currently left for the new owners to landscape. Timber fencing to the perimeter. There is an outdoor store to the side elevation of the property.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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## 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.

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## 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 negotiations 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.

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## 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.

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## 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.

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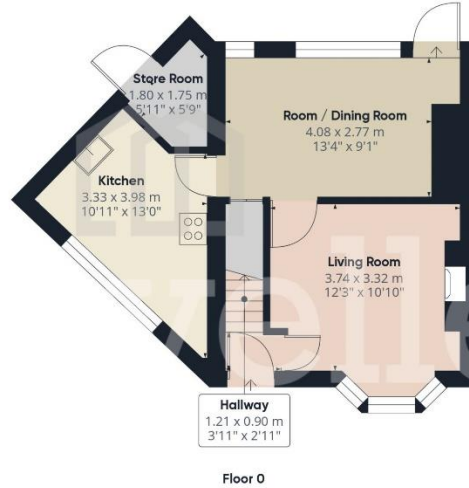
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area<sup>®</sup>

64.69 m<sup>2</sup>  
696.32 ft<sup>2</sup>

Reduced headroom

0.95 m<sup>2</sup>  
10.23 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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