



Apple Tree Walk, Cottingham, East Riding of Yorkshire
Asking Price £259,500





KEY FEATURES

- Superb Detached House
- Three Bedrooms, Main with En Suite
- Family Bathroom & Ground Floor W.C.
- Comfortable Lounge & Dining Room
- Modern Kitchen
- Beautiful Gardens to Front & Rear
- Garage & Driveway
- Tenure Freehold
- Total Room Area 77 Square Metres
- Council Tax Band D
- EPC rating C



DESCRIPTION

Welcome to Apple Tree Walk, enjoying a cul de sac setting nestled off Stephenson Walk in the sought after village of Cottingham

This Superb Detached Home is beautifully presented throughout, offering a turn key opportunity, ideal for the family buyer.

A contemporary front entrance door opens to the HALLWAY, welcoming you in to view this wonderful family home. Doors open to the ground floor W.C. There is a comfortable LOUNGE with feature fireplace and a door opening to the DINING ROOM, adjoining the KITCHEN with patio doors enjoying views of the garden, creating a lovely space for entertaining family and friends.

To the first floor is the FAMILY BATHROOM and THREE good size BEDROOMS, principle bedroom with EN SUITE SHOWER room.

Outside there are lovingly tended GARDENS to the front is a lawned area and a block paved DRIVEWAY providing ample off road parking and access to the GARAGE.

To the rear is a southerly facing garden, mainly laid to lawn, adorned with mature trees, shrubbery and colourful plantings. A paved patio area and decorative stepping stones take you down to the SUMMER HOUS and further seating area, a wonderful outdoor space for the family to enjoy.

Viewing is highly recommended!

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, King Street, Cottingham, HU16 5QQ, head north on King Street. At the roundabout, take the 2nd exit onto Northgate and continue onto New Village Road. Turn right and stay on New Village Road. At the roundabout, take the 1st exit onto Endyke Lane.

Take the first right turning onto Stephenson Walk, continue down to the cul de sac, Apple Tree Walk on the left.





PARTICULARS OF SALE

Entrance Hall

A contemporary, composite front entrance door opens to welcome you in to view this lovely family home.

Ground Floor W.C.

1.46m x 0.77m

Low level W.C. and vanity unit housing the wash basin. Double glazed window, radiator and attractive vinyl flooring.

Lounge

4.33m x 3.32m

A comfortable lounge with feature fireplace and double glazed window to front elevation. A door opens to the dining room.

Dining Room

3.06m x 2.70m

A light and airy dining room, adjoining the kitchen with patio doors opening and enjoying views over the pretty rear garden, creating a lovely space for entertaining family and friends.

Kitchen

3.09m x 2.45m

A modern kitchen with a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Built in stainless steel oven with induction hob above and stainless steel extractor hood above. Plumbing for automatic washing machine and space for undercounter fridge. Double glazed window to rear aspect and door providing access to the side elevation.

Bedroom One

3.32m x 3.27m

A light and airy bedroom with feature wall covering, creating a relaxing room to rest. Ample space for bedroom furniture, double glazed window, radiator and door into En Suite.

En - Suite Bedroom One

2.52m x 1.31m

En Suite with low level W.C. pedestal wash basin and shower cubicle. Double glaze window, radiator and attractive vinyl flooring.

Bedroom Two

3.34m x 3.06m

A tastefully styled double bedroom with radiator and double glazed window, enjoying views over the rear garden.

Bedroom Three/ Study / Office

2.21m x 1.92m

Currently used as the study with double glazed window and radiator.

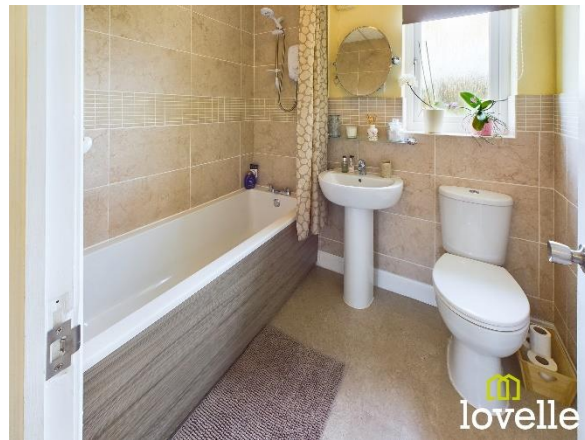
Family Bathroom

0.00m x 0.00m (0'0" x 0'0")

Tiling to walls with white suite to include: Panelled bath, pedestal wash basin and low level W.C. Towel heater and vinyl flooring.

Gardens

Lovingly tended gardens to front and rear. The rear garden is mainly laid to lawn, adorned with mature trees, shrubbery and colourful plantings. An attractive paved patio, ideal for dining "al fresco". Decorative stepping stones lead down to the summer



house and a further seating area, a wonderful outdoor space for all to enjoy.

Garage & Driveway

A block paved driveway providing ample off road parking and gated access to the garage.

Location

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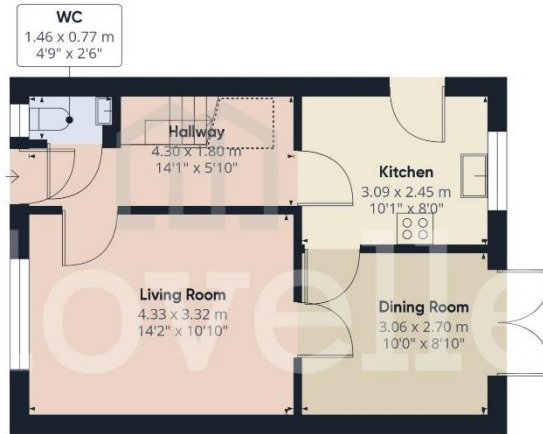
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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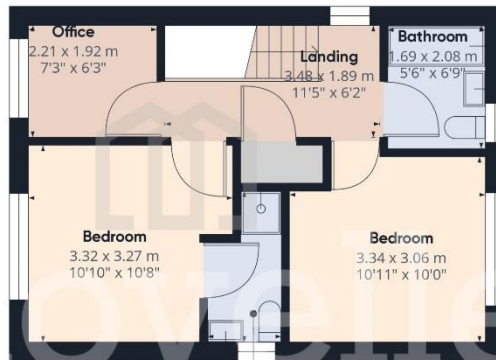


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

76.13 m²
819.42 ft²

Reduced headroom

1.31 m²
14.13 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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