



Whitsun Grove, Cottingham, East Riding of Yorkshire  
Asking price £310,000





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## KEY FEATURES

- Fabulous Detached Family Home
- Four Bedrooms, Two With Bespoke Fitted Wardrobes
- En Suite to Principal Bedroom
- Living/Dining/Kitchen
- Utility Room & Ground Floor W.C.
- Garage & Off Road Parking
- Open Views To Front Elevation
- Family Friendly Rear Garden
- Private Gardens
- Total Floor Area 117 Square Metres
- EPC rating C





## DESCRIPTION

Whitsun Grove is set HOLTBY GARDENS, an attractive development of traditionally styled, charming properties that pay homage to times gone by. The development has a children's play park and an attractive duck pond, adorned with beautiful mature trees.

Built by award winning Redrow Homes, "The Oxford" is located at the head of the development and enjoys spectacular views of open fields from the first floor.

This fabulous FOUR bedroomed DETACHED home offers well designed, open plan accommodation that would appeal to the family buyer.

The hallway welcomes you in to view this tastefully styled home.

There is a comfortable lounge with bay window to the front elevation.

The superb open plan living/ dining /kitchen has under floor heating and double doors that open out onto the rear garden, creating a wonderful space to entertain family and friends.

There is a useful UTILITY room and GROUND FLOOR W.C.

To the first floor is the family BATHROOM and FOUR DOUBLE bedrooms, MASTER with EN-SUITE and bespoke fitted wardrobes.

Outside, there is a GARAGE and ample space for OFF ROAD PARKING.

The enclosed rear GARDEN is family friendly, mainly laid to lawn with a paved patio providing a seating area, idea for outdoor entertaining.

**VIEWING IS AN ABSOLUTE MUST!**





## PARTICULARS OF SALE

### Entrance & Hallway

A front entrance door opens into the hallway, welcoming you in to view this tastefully styled family home.

### Lounge

5.13m x 3.24m

The comfortable lounge is light and airy with feature bay window to the front elevation.

### Open Plan Living/Dining/Kitchen

6.43m x 4.42m

Contemporary living at its best, at the heart of this family home is the superb open plan living area, incorporating the dining area and a fully fitted kitchen with built in AEG oven and microwave, four ring gas hob with stainless steel extractor hood above. Integrated appliances, porcelain tiles with under floor heating. A lovely space for entertaining family and friends.

### Utility Room

2.39m x 1.78m

A useful utility room with plumbing for automatic washing machine and space for electric dryer.

### Ground Floor Cloakroom W.C.

1.86m x 0.89m

Ground floor W.C. with low level toilet and vanity wash basin.

### Master Bedroom

4.50m x 3.32m

A sizeable double Bedroom with walk in bay window, enjoying spectacular views over open fields. There are a range of bespoke fitted wardrobes and a door to En-Suite.

### En -Suite

2.29m x 1.30m

En-Suite Shower Room with shower cubicle, vanity wash basin and low level W.C.

### Bedroom Two

4.09m x 2.87m

A Double Bedroom with a range of bespoke fitted wardrobes.

### Bedroom Three

3.12m x 3.55m

A further double Bedroom located to the rear elevation.

### Bedroom Four

3.72m x 2.28m

The fourth bedroom enjoys views over the rear garden.

### Family Bathroom

2.55m x 2.55m

The family bathroom has a three piece suite to include: Panelled bath with overhead shower and glazed screen. Low level W.C. and pedestal wash basin. Chrome towel heater and Karndean flooring.

### Garage

There is a private drive providing off road parking for two vehicles and access to the garage with remote control up and over door.



### Garden

The enclosed rear garden is family friendly, mainly laid to lawn with a paved patio providing a seating area, idea for outdoor entertaining. Timber fencing to boundaries with gated access to the front of the property

### 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 the Lovelle Cottingham Office, head North on King Street. At the roundabout, take the second exit onto Northgate. Turn left onto Dunswell Road. Turn left onto Whitsun Grove. Number 25 can be identified by the Lovelle "For Sale" board.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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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 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.

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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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



