



South Street, Cottingham, East Riding of Yorkshire  
Asking Price £210,000







### KEY FEATURES

- NO CHAIN
- VILLAGE LOCATION
- SOUTH FACING PRIVATE GARDEN
- GARAGE
- THREE BEDROOMS
- POTENTIAL TO ADD VALUE
- FIRST TIME BUYERS
- FAMILIES
- TRANSPORT LINKS
- CLOSE TO SCHOOLS
- EPC rating D



## DESCRIPTION

Located in the heart of Cottingham, England, this charming 2-story property at 7 South Street is an ideal choice for buyers seeking a comfortable lifestyle. Encompassing a total area of 99.0 square meters, the ground floor is designed with a cosy living room complete with a gas fireplace, a well-defined dining area, and a functional kitchen filled with natural light. As you ascend to the first floor, you are greeted with three bedrooms and a bathroom fitted with a shower facility. In addition, the exterior holds a garage space for extra convenience. Lucratively surrounded by various necessary amenities, places such as ALDI, a popular grocery store, Cottingham transit station, Southwood Garden Centre, Woksoever, a delightful Chinese restaurant, and the spirited Fair Maid bar, are all nearby. This residence flawlessly merges comfort with functionality, a plot that provides the opportunity to add value, making it a prime real estate property available with no chain.









## PARTICULARS OF SALE

### Hallway

**1.81m x 4.21m (5'11" x 13'10")**

Enter through the front door, stairs to the first floor and access to living room and kitchen.

### Living Room

**3.53m x 5.14m (11'7" x 16'11")**

A large living room to the front of the property with bay window over looking the front garden. A feature gas fireplace provides a warm cosy atmosphere. Sliding glass doors open up into the dining room.

### Dining Room

**2.93m x 2.80m (9'7" x 9'2")**

Filled with natural light from the window over looking the private rear garden. The dining room provides a place for family gatherings and the flexibility of extending the living space. Door leading to kitchen.

### Kitchen

**2.39m x 4.36m (7'10" x 14'4")**

The kitchen is filled with natural light from the window over looking the private rear garden. Featuring a mix of base and wall units and space for appliances. The kitchen also features a handy breakfast bar. Doors leading to the hallway, dining room and the private rear garden.

### Landing

**1.95m x 2.85m (6'5" x 9'5")**

Access to the family bathroom and three bedrooms.

### Bedroom

**2.97m x 3.36m (9'8" x 11'0")**

A double bedroom to the rear of the property filled with natural light from the window over looking the rear garden.

### Bedroom

**2.95m x 4.40m (9'8" x 14'5")**

A large double bedroom to the front of the property featuring a bay window that allows light to flow in.

### Bedroom

**2.06m x 2.44m (6'10" x 8'0")**

A single bedroom to the front of the property that could also be utilised as a home office, study or hobby room.

### Bathroom

**2.39m x 1.70m (7'10" x 5'7")**

A three piece suite comprising of a walk in shower unit, hand basin and low flush WC.

### Garage

**3.01m x 5.40m (9'11" x 17'8")**

Offering space for parking or extra storage this garage features an up and over door and side personnel door.



### Outside

This property features a front garden with established planting, lawn with a feature tree. To the side of the property is a private gravelled area that currently features a shed. To the rear of the property it a tranquil private south facing garden. To one side is a decked area that catches the evening sun, the main area is mainly laid to lawn with established planting to the side, at the rear is an established tree with ferns and bark underneath.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: C

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

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.

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

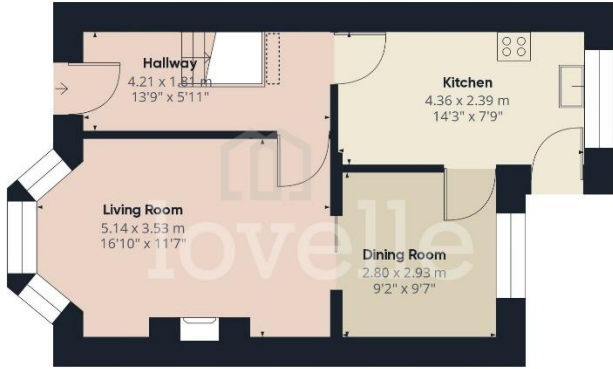
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

99.84 m<sup>2</sup>  
1074.67 ft<sup>2</sup>

**Reduced headroom**

0.63 m<sup>2</sup>  
6.78 ft<sup>2</sup>

(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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