



Cottesmore Road, Hessle, East Riding of Yorkshire  
Asking Price £220,000





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## KEY FEATURES

- Traditional Terraced Home
- Three Bedrooms & Loft Room
- Family Bathroom
- Through Lounge / Dining Room
- Kitchen
- Gardens & Garage
- Tenure Freehold
- Council Tax Band B
- Total Room Area 80 Square Metres
- Viewing Recommended
- EPC rating C



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## DESCRIPTION

This well presented Traditional Terraced Property offers generously proportioned accommodation that would suit the first time/ family buyer.

A porch provides a sheltered entrance with a door opening to the hallway, welcoming you in to view the accommodation on offer. A door opens to the through LOUNGE/ DINING ROOM, adjoining the KITCHEN with PATIO DOORS opening out the the rear GARDEN, creating a lovely space for entertaining family & friends.

To the first floor are THREE sizeable BEDROOMS and the family BATHROOM. A fixed staircase takes you up to the useful LOFT room with Velux window and storage into eves.

Outside there are gardens to front and rear with gated access to the GARAGE.

Do not delay, call to arrange your viewing today!

## Location

The property is well placed for all local amenities with first class shopping facilities available within the centre of Hessle and good schooling lies within walking distance. Good road and rail connections are available with the main line train station at Hessle being within walking distance and the A63 dual carriageway runs nearby to the south, an intersection of which lies approximately one mile distant, allowing convenient access to the Hull City Centre and the country's main motorway network. The Humber Bridge toll road provides access to the south bank and Lincolnshire.





## PARTICULARS OF SALE

### Porch

2.49m x 1.10m

Upvc front entrance door opens to the porch.

### Hallway

A wooden door opens to the hallway, welcoming you in to view the accommodation on offer with stairs to first floor and a door to the ....

### Dining Area

5.23m x 3.00m

A light and airy dining area, adjoining the kitchen with patio doors opening to the rear garden, creating a lovely space for entertaining family and friends. Radiator and vinyl flooring. Open to the lounge.

### Lounge

3.69m x 3.46m

Open from the dining area, the comfortable lounge has a feature fireplace with inset living flame effect gas fire. Double glazed walk in bay window to front elevation and radiator.

### Kitchen

3.67m x 1.93m

The kitchen has a range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Built in double oven and four ring gas hob with stainless steel extractor hood above. Stainless steel sink and drainer with mixer tap. Plumbed for automatic washing machine and space for electric dryer. Vinyl flooring, two double glazed windows and a door opening to the rear garden.

### Bedroom One

3.65m x 2.56m

A double bedroom with fitted wardrobes and overhead storage boxes. Double glazed window to front elevation and radiator.

### Bedroom Two

3.39m x 3.21m

A double bedroom with useful storage cupboard. Double glazed window to rear elevation and radiator.

### Bedroom Three

2.55m x 2.27m

Larger than average, the third bedroom has fitted wardrobe and drawer unit. Double glazed window to front elevation and radiator.

### Loft Room

4.79m x 3.03m

A fixed staircase takes you up to the useful loft room with Velux window and useful storage into eaves.



### Gardens & Garage

To the front of the property is an easily maintained forecourt with decorative slate chipping and a pathway to the front entrance door.

To the rear is an easily maintained garden with artificial lawn, decorative stone chippings and timber flower borders. A paved patio provides space for table & chairs, ideal for dining "al fresco". Timber fencing to boundaries with gated access to the rear Garage.

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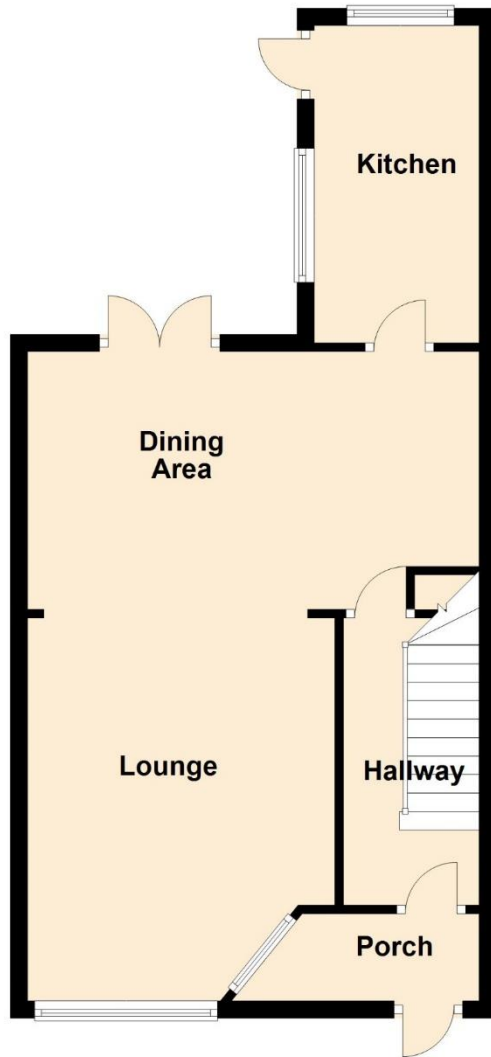
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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

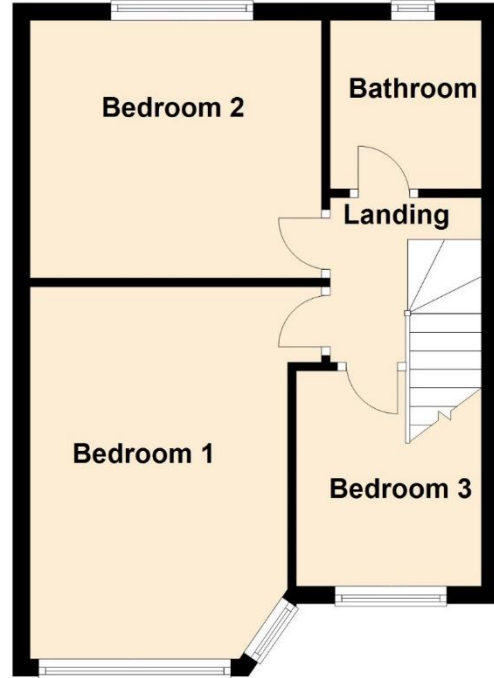


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

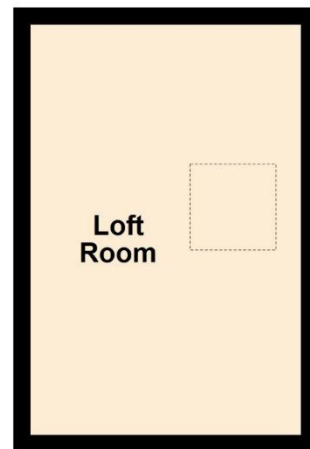
**Ground Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



**Second Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

