



South Street, Cottingham, East Riding of Yorkshire
Offers in excess of £400,000






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KEY FEATURES

- Elegant Edwardian Property
- Sought After Location
- Charming Character Features
- Generously Proportioned Bedrooms
- Copious Reception Rooms
- Sizeable Rear Garden
- Garage & Off Road Parking
- No Onward Chain
- Tenure Freehold
- Total Area 226 Square Metres
- EPC rating E




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DESCRIPTION

Located in a sought-after area, this impressive Semi-detached property is now available for sale with no onward chain. This rare-to-the-market Edwardian gem offers a blend of traditional charm and modern convenience.

Boasting three reception rooms, each exuding elegance with features such as fireplaces and high ceilings, this property provides ample space for entertaining guests or relaxing with the family. The large windows flood the rooms with natural light, creating a bright and inviting atmosphere throughout.

The property features a modern kitchen equipped with high-quality appliances and designed to maximize both functionality and style. Natural light from the garden enhances the ambience of the kitchen, making it a delightful space for culinary enthusiasts.

With five bedrooms, this home is ideal for families looking for comfort and space. The bedrooms vary in size, with the master bedroom being particularly spacious and benefitting from an abundance of natural light. The accommodation includes a large bathroom with a free-standing bath, perfect for unwinding after a long day. Additionally, the second bathroom has been refurbished to a modern finish.

Outside, the property offers a large garden with huge potential, providing a peaceful retreat where one can enjoy the outdoors and relax in privacy. The garden is a rare find in properties of this type and adds to the overall appeal of the home.

Situated in a convenient location, this property benefits from easy access to public transport links, nearby schools, local amenities, and a strong local community. This makes it an ideal choice for families looking for a well-connected and vibrant neighbourhood to call home.

In summary, this Semi-detached property presents a unique opportunity to own a piece of Edwardian history with modern comforts. With its spacious rooms, charming features, and desirable location, this home is sure to attract those seeking a blend of character and convenience.





PARTICULARS OF SALE

Hallway

7.56m x 1.5m (24'10" x 4'11")

Enter through this grand doorway adorned with traditional features. Stairway leading to first and second floor accommodation.

Reception One

5.14m x 4.13m (16'11" x 13'6")

Filled with light from the bay window to front elevation, high ceilings and attractive traditional features.

Reception Two

3.95m x 3.44m (13'0" x 11'4")

Window to side elevation, door to access rear private garden. Another room filled with traditional features.

Reception Three

4.25m x 3.18m (13'11" x 10'5")

Windows to the side elevation fill this room with natural light. A feature gas iron stove. Providing access to kitchen.

Kitchen

4.94m x 3.62m (16'2" x 11'11")

A light and airy kitchen featuring a stylish kitchen from local firm Annandales, featuring a range of base and wall units with contrasting worktops.

Utility

4.01m x 2.4m (13'2" x 7'11")

Providing access to conservatory and downstairs WC. Access to rear garden.

First Floor Landing

Providing access to four bedrooms and two bathrooms. Original features throughout landing.

Bedroom One

4.27m x 4.14m (14'0" x 13'7")

To front elevation, high ceilings, traditional features and large bay window.

Bedroom Two

3.98m x 3.44m (13'1" x 11'4")

Window to rear elevation, high ceilings, traditional features.

Bedroom Three

4.23m x 3.61m (13'11" x 11'10")

Bay window to rear elevation, traditional features.

Bedroom Four

3.04m x 2.43m (10'0" x 8'0")

Window to side elevation. A generous single or potential home office.

Bathroom One

2.42m x 2.51m (7'11" x 8'2")

Featuring neutral tiling, a white three piece suite featuring a freestanding roll top bath, pedestal sink and toilet.

Bathroom Two

2.71m x 1.49m (8'11" x 4'11")

Featuring neutral tiling, a modern three piece suite comprising of bath, sink and low flush WC.



Second Floor Landing

Access to bedroom five and loft room.

Bedroom Five

4.1m x 3.91m (13'6" x 12'10")

A tiled feature fireplace, dorma window over looking private rear garden.

Loft Room

7.52m x 2.47m (24'8" x 8'1")

A long room with walk in storage cupboard, two dorma windows overlooking the village of Cottingham.

Outside

Private Parking to the front of the property and garage to the side of the property.

A extremely large private rear garden, featuring garden kitchen, sunken lawns and raised beds to the rear. Currently mainly laid to lawn this is a blank canvas for the keen gardener.

Conservation Area

The property lies within a conservation area, any prospective purchaser is advised to discuss this further with their legal representative for a great understanding of restrictions.

TENURE

The tenure of this property is Freehold.

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/>

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:-

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		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

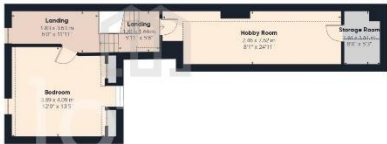
FLOOR PLANS



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

232.2 m²

2496 ft²

Reduced headroom

16.1 m²

174 ft²

(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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