



Southwood Avenue, Cottingham, East Riding of Yorkshire

Asking Price £177,500





KEY FEATURES

- No Chain Involved
- Three Bedrooms
- Private Rear Garden
- Close to Schools
- Possibility to Extend
- Ideal for Families
- Attention First Time Buyers
- Close to Local Amenities
- Attention Investors
- Total Area 719.89 square feet
- EPC rating D

DESCRIPTION

Situated in the charming village of Cottingham, this compact yet comfortable property is located on Southwood Avenue and has recently undergone renovation. Standing over two floors, this lovely home features an area of 66.88 square meters. The ground floor boasts a large living room, a functional kitchen and a bathroom. The first floor accommodates three bedrooms. This property impresses with its good use of space and practical floor plan. The location is also pleasingly convenient, with key places easily accessible. You will find the Castle Hill Hospital within reach. Shopping needs can be attended to at the nearby ALDI grocery store and Southwood Garden Centre. For your commuting needs, the Cottingham Train Station is quite handy. Moreover, the location is great for families, with the Cottingham High School and Sixth Form College a short distance away. Make this house your new home and enjoy a good balance of comfort and convenience.

Book your viewing today.



PARTICULARS OF SALE

Entrance Hall

0.87m x 2.53m (2'11" x 8'4")

Enter through the front door. A staircase leading to the first-floor bedrooms, access to lounge, bathroom and under stairs cupboard.

Lounge

3.6m x 4.31m (11'10" x 14'1")

A large living space filled with natural light from the window to the front elevation.

Kitchen

5.45m x 1.97m (17'11" x 6'6")

Fitted with a mix of wall and base units. Two windows to the rear elevation and one to the side elevation natural light flows through this room.

Bathroom

1.67m x 1.83m (5'6" x 6'0")

Three-piece suite in white comprising of bath with over head shower fitting, hand basin and low flush wc.

Bedroom One

4.48m x 2.88m (14'8" x 9'5")

Large double bedroom to with two windows to the front elevation.

Bedroom Two

2.78m x 3.47m (9'1" x 11'5")

Double bedroom with window to the rear elevation.

Bedroom Three

2.58m x 2.59m (8'6" x 8'6")

Single bedroom with window to the rear elevation.



Outside

The front of the property benefits from a low maintenance gravel with a path leading to the front of the property. Gate for access to side and rear of the property.

The large private and enclosed rear garden is mainly laid to lawn. There is a patio area near the rear of the property and a shed with decked area to the rear. This garden is big enough for the whole family to entertain.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

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 negotiations 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 representations of fact.

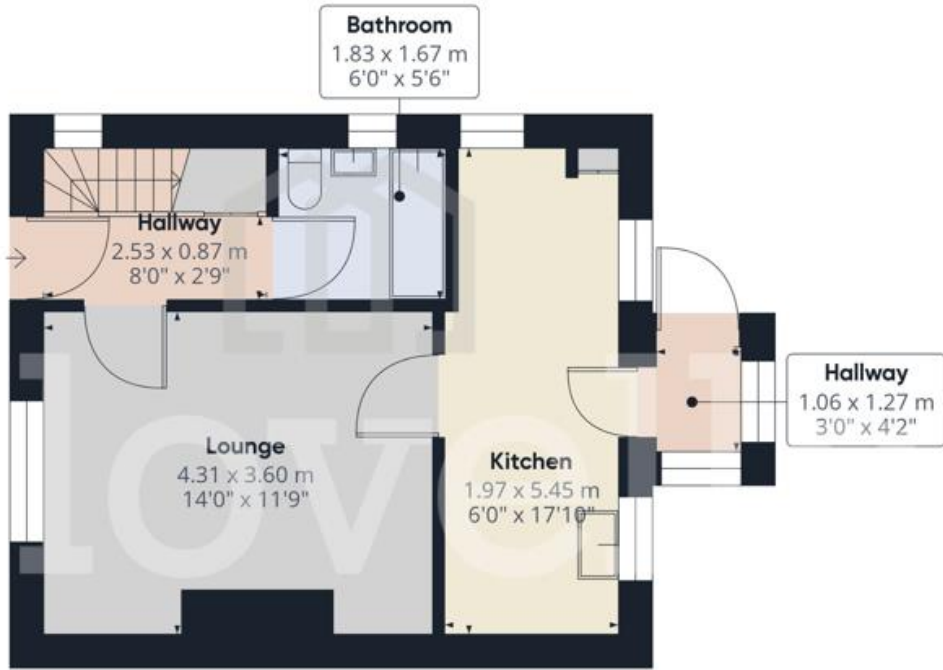
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

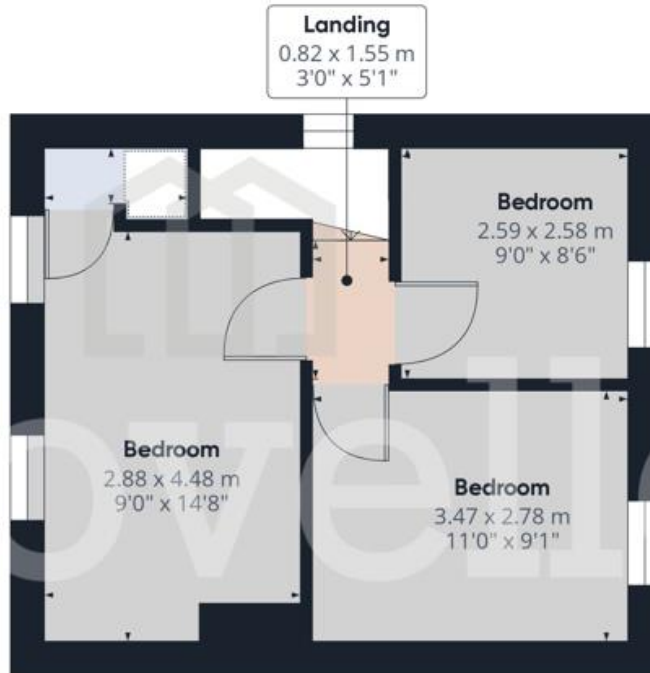


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1

