



Brockenhurst Avenue, Cottingham, East Riding of Yorkshire

OIRO £145,000



  
lovelle

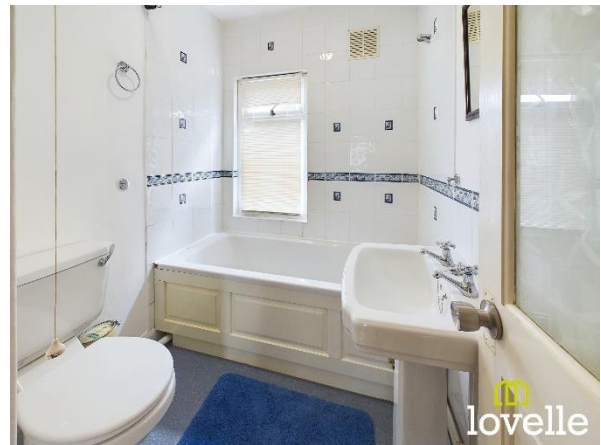




---

### KEY FEATURES

- Property of great potential
- In need of modernisation
- Three Good Size Bedrooms
- First Floor Bathroom
- Lounge with Study Area
- Open Plan Dining Kitchen & Utility Room W.C.
- Off Street Parking & Rear Garden
- Council Tax Band B
- Tenure Freehold
- Total Room Area 68 square metres
- EPC rating D



---

## DESCRIPTION

EXTENDED, TRADITIONAL MID TERRACED PROPERTY OF GREAT POTENTIAL IN NEED OF MODERNISATION

Ideal for those that are excited by the possibility of a project; looking for their first home, add to their property portfolio or those looking to downsize.

Boasting generously proportioned accommodation to include: Entrance, LOUNGE with feature fireplace and STUDY AREA. There is a UTILITY room with W.C. and an OPEN PLAN DINING KITCHEN

The first floor has a family BATHROOM and THREE SIZEABLE BEDROOMS. The property comes with a fully boarded and carpeted LOFT space.

Outside, the rear GARDEN has a paved patio area, mainly laid to lawn with mature trees and shrubbery.

To the front of the property is a dropped kerb providing ample OFF ROAD PARKING.

FOR SALE WITH NO ONWARD CHAIN, CALL TO ARRANGE YOUR VIEWING TODAY!









## PARTICULARS OF SALE

### Entrance

The front entrance door opens into the hall with stairs to the first floor and a door into the lounge.

### Lounge with Study Area

**5.86m x 3.36m**

A comfortable lounge with feature fireplace and walk in square bay window to front elevation. Open to the study area. Radiator and laminate flooring.

### Dining Kitchen

**4.77m x 2.75m**

Open plan dining kitchen with a range of fitted units to base and walls, contrasting work surface and tiled splashbacks. Stainless steel sink with mixer tap and space for slot in cooker. Ample room for table & chairs, creating a lovely space for entertaining family and friends.

### Utility Room

**3.12m x 1.29m**

The utility room adjoins the kitchen with matching wall and base units. Plumbing for automatic washing machine. Low level W.C. and pedestal wash basin.

### Bedroom One

**4.07m x 2.50m**

A double bedroom with double glazed window to front elevation.

### Bedroom Two

**4.80m x 2.45m**

A further double bedroom, taking advantage of the rear extension to allow ample room for bedroom furniture.

### Bedroom Three

**3.91m x 1.62m**

Bedroom three has a double glazed window to rear elevation and a large cupboard (2.98m x 1.09m) with shelving, housing the central heating boiler.

### Bathroom

**1.76m x 1.76m**

Part tiled bathroom with three piece suite to include: panelled bath, low level W.C. and pedestal wash basin.

### Rear Garden

The rear garden is adorned with mature trees and shrubbery. Mainly laid to lawn with paved patio areas, ideal for outdoor dining. Timber garden shed and fencing to boundaries.

### Off Road Parking

To the front of the property is a dropped kerb, providing off road parking.



### 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.

---

## TENURE

The tenure of this property is Freehold.

---

## 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/>

---

## 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.

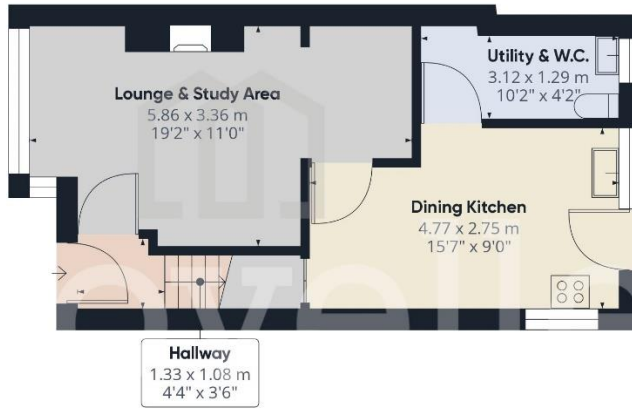
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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

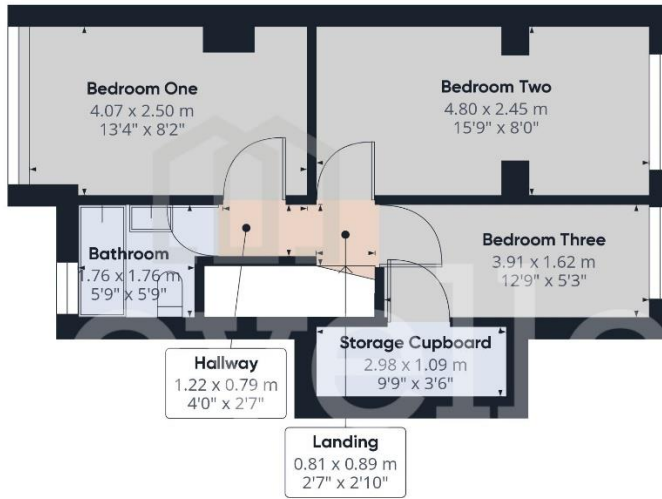


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
72.97 m<sup>2</sup>  
785.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

