



Taylor Avenue, Cottingham, East Riding of Yorkshire
Asking Price £340,000





KEY FEATURES

- DETACHED HOUSE
- FOUR BEDROOMS
- THREE BATHROOMS
- FAMILY BATHROOM
- TWO EN SUITES
- GARAGE
- PRIVATE GARDEN
- LARGE RECEPTION ROOMS
- STUNNING VIEWS
- TRANSPORT LINKS
- CLOSE TO HOSPITAL
- TOTAL AREA 111 SQUARE METRES
- EPC RATING B



DESCRIPTION

We are proud to present this detached four-bedroom, three storey house with views stretching over Hull to the Humber Bridge. This house has space for the whole family with generous reception rooms, a stylish kitchen, generous bedrooms, two with ensuites, a private garden and garage with additional parking.

As you enter through the front door you are captivated by the natural light that flows through the house. To the front is a large yet cosy lounge and an open kitchen diner with French doors to the private garden at the rear of the property. On the first floor is the principal bedroom with ensuite, two more generous bedrooms share the family bathroom. On the second floor is a large double bedroom that benefits from storage and an ensuite.





PARTICULARS OF SALE

Hallway

1.97m x 3.99m (6'6" x 13'1")

Enter through the front door into a light and airy hallway with access to reception rooms, guest WC and stairs leading to floors one and two. Under stairs storage.

Living Room

3.95m x 3.72m (13'0" x 12'2")

A large lounge to with window to the front elevation filling the room with light. Perfect for relaxing and unwinding after a long day.

Kitchen Diner

5.49m x 2.84m (18'0" x 9'4")

This stunning kitchen diner is perfect for the busy family, with space for everyone to be together through meal preparations and entertaining into the garden through the French doors. The kitchen benefits from large breakfast bar, integrated appliances including induction hob, extractor, self-cleaning oven, fridge freezer and dishwasher.

Utility Room

2.33m x 1.65m (7'7" x 5'5")

Providing additional cupboards for storage, space for additional white goods, a integrated washer dryer. Houses combi boiler.

Guest WC

0.93m x 1.66m (3'1" x 5'5")

A spacious guest washroom featuring two-piece suite comprising of hand basin and low flush WC.

First floor landing

2.39m x 2.11m (7'10" x 6'11")

After a pause on the stairs to admire the views from the side elevation windows, you will find access to three of the four bedrooms, family bathroom and storage. More stairs leading to the second floor with another window to take in the views.

Bedroom

3.62m x 3.26m (11'11" x 10'8")

Currently used as the principal bedroom this is a large double bedroom with a large window to the front elevation and an ensuite.

En suite

1.78m x 1.80m (5'10" x 5'11")

Three-piece suite comprising of a shower, hand basin and low flush WC.

Bedroom

2.91m x 2.88m (9'6" x 9'5")

Double bedroom to the rear elevation over the private garden.

Bedroom

2.52m x 2.88m (8'4" x 9'5")

Double bedroom to the rear elevation over the private garden. This room could also be utilised as a home office or hobby room.

Family Bathroom

1.70m x 2.12m (5'7" x 7'0")

Three-piece suite comprising of a bath, hand basin and low flush WC.



Bedroom

3.41m x 4.20m (11'2" x 13'10")

Enjoying the privacy of the second storey this large double bedroom also has access to a storage cupboard and an ensuite. Storage space in eaves.

En suite

2.01m x 1.51m (6'7" x 5'0")

Three-piece suite comprising of shower, hand basin and low flush WC.

Garage

2.77m x 5.39m (9'1" x 17'8")

A large separate garage at the rear of the property with up and over door. Power and lighting.

Outside

This house stands in a prime spot on Taylor Avenue. With green space to the front of the property and the hospital solar panels to the side allowing uninterrupted views over Hull stretching out to the Humber Bridge.

To the rear of the property is a private enclosed garden featuring a patio area to the rear of the house. Path to the side which currently houses a shed for storage and a path around the garden leading to the rear access gate. The garden is mainly laid to lawn with some established shrubs and planting.

At the rear of the property is a private drive and garage. Parking is also available alongside the house.

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 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

115.44 m²
1242.59 ft²

Reduced headroom

1.23 m²
13.24 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.

GIRAFFE360

MAP

