



St Davids Close, Cottingham, East Riding of Yorkshire
Asking Price £245,000





KEY FEATURES

- NO CHAIN
- SEMI DETACHED HOUSE
- GARAGE
- PRIVATE GARDEN
- POTENTIAL TO ADD VALUE
- SPACIOUS ROOMS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- TWO BATHROOMS
- RARE OPPORTUNITY



DESCRIPTION

We are delighted to present this rare opportunity to purchase an amazing family home set at the end of the cul de sac on St Davids Close. Featuring three generous bedrooms, two reception rooms, two bathrooms, conservatory, garage and private gardens, this house is perfect for the whole family.

Enter this traditional home through the front door into a light and airy hallway with stairs leading to the first floor. On the ground level you have a cosy lounge with large window to the front elevation. Double glass doors lead from the lounge to the dining room, with connecting door to the kitchen. From the rear of the dining room you can extend your entertaining into the conservatory overlooking the private gardens. From the dining to the kitchen with a window overlooking the rear elevation, access to hallway and access to garden via the rear porch. The final room on the ground floor is the modern, stylish family shower room providing ease for the busy family life.

On the first floor you will find a large airy landing filled with natural light from the window to the side elevation, three generous bedrooms and the family bathroom. The principal bedroom is a large double with fitted wardrobes and large window to the front elevation. The second bedroom is a generous double with window to the rear elevation and fitted wardrobes. The third bedroom is a generous size, currently fitting two single beds and fitted wardrobes. The family bathroom is the final room featuring a three piece suite.

Outside this property is sat on a generous corner plot of the cul de sac. To the front is a low walled garden with drive and garage to the side. At the rear is a private garden filled with established planting, shrubbery, trees and lawns. Also featuring a large patio that has the potential to provide extra private parking.

Viewing this property is a delight, so don't delay book your viewing today!





PARTICULARS OF SALE

Entrance

1.19m x 3.6m (3'11" x 11'10")

Enter through the front of the property into this large and airy hallway. With access to lounge, kitchen, shower room, storage cupboard and stairs leading to first floor accommodation.

Lounge

4.22m x 3.61m (13'10" x 11'10")

A spacious lounge with large window to the front elevation and glass double doors leading to the dining room offering flexibility to your living space.

Dining Room

3m x 4.22m (9'10" x 13'10")

Accessed via the lounge or kitchen is the family dining room with a door and window into the conservatory.

Kitchen

3.34m x 3.14m (11'0" x 10'4")

Located at the rear of the property is the kitchen with window over looking the rear garden and rear porch to the side providing access into the garden. The kitchen is fitted with a range of base and wall units with contrasting worktops.

Conservatory

2.78m x 2.8m (9'1" x 9'2")

An extra living space perfect for entertaining or everyday enjoyment, the conservatory overlooks the private and established rear garden.

Shower Room

1.48m x 2.67m (4'11" x 8'10")

A modern and stylish shower room on the ground floor featuring a three piece suite comprising of walk in shower, hand basin and low flush WC.

First Floor Accommodation

1.75m x 1.82m (5'8" x 6'0")

A spacious, light and airy landing with access to all rooms. Natural light flows from the window to the side elevation.

Bedroom One

3.67m x 3.61m (12'0" x 11'10")

A large double bedroom with fitted wardrobes and window to the front elevation.

Bedroom Two

3.7m x 2.58m (12'1" x 8'6")

A generous double to the rear elevation with views over the private rear garden. Featuring fitted wardrobes.

Bedroom Three

2.7m x 3.17m (8'11" x 10'5")

A generous third bedroom that currently has two single beds and fitted wardrobes with window to the rear elevation.

Family Bathroom

1.69m x 1.67m (5'6" x 5'6")

The family bathroom features a three piece suite comprising of low flush WC, hand basin and bath with shower over.



Garage

2.46m x 5m (8'1" x 16'5")

A stand alone garage with double doors and car service pit in the centre.

Outside

To the front of the property is a low walled garden with established planting with driveway and garage to the side.

To the rear of the property is an enchanting private garden filled with established planting, shrubbery and trees. The garden features a lawned area and patio area that could be used as extra secure parking. The garden currently houses a shed and greenhouse.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

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:-

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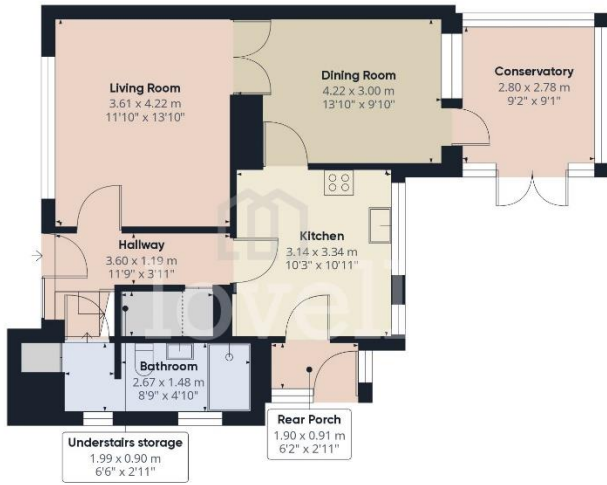
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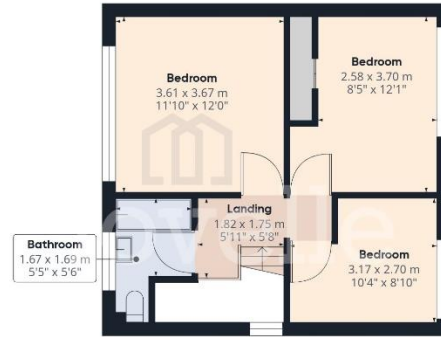
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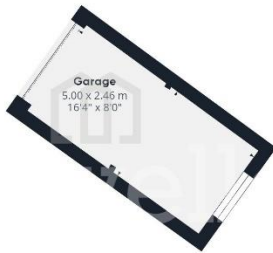
FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

114.87 m²
1236.45 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.

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