



Beck Bank, Cottingham, East Riding of Yorkshire
Asking Price £230,000





KEY FEATURES

- NO CHAIN
- THREE BEDROOMS
- EN SUITE
- THREE RECEPTION ROOMS
- DRIVEWAY
- GARDEN
- CLOSE TO VILLAGE CENTRE
- TRANSPORT LINKS
- CLOSE TO SCHOOLS
- POTENTIAL TO ADD VALUE
- EPC rating TBC



DESCRIPTION

We are pleased to present to market a rare opportunity to purchase this extended family home in close proximity to the train station and Cottingham village centre. Lived in since new by the previous owners this family home is ready for a new family to love, cherish and grow as a family here.

Enter the generous hallway with access to two of the three reception rooms, access to guest WC and stairs to first floor accommodation. Filled with original features this home is ready to be made your own. The bright and airy front reception room has a sliding door leading to the second reception room at the rear and large bay window to the front elevation. The second reception room is central to the property with access to the first and third reception rooms. The final reception room leads into the kitchen and has access to the rear porch. The family kitchen has a range of wooden base and wall units, fitted hob, extractor and oven. The kitchen also leads onto the current conservatory.

Upstairs you will find generous bedrooms for the whole family. The principal bedroom is a generous double to the rear of the property, with a dressing area and its own en-suite shower room. The second double bedroom is filled with light from the window to the front elevation. A generous single to the front elevation completes the bedrooms. The family bathroom is to the rear of the property with separate WC.

Outside of the property is a walled garden to the front featuring established bedding plants and lawn. To the side of the property is a gated drive with parking for several vehicles and hard standing at the end.

To the rear is a private garden that benefits from patio area, lawn, path and bedding areas with established planting and shrubbery.

This home is waiting for the next family to fall in love and make their new home. Book your viewing today!





PARTICULARS OF SALE

Hallway

1.97m x 3.76m (6'6" x 12'4")

Enter the light and airy hallway from the porch. Access to lounge, dining room, guest WC and stairs leading to first floor accommodation.

Lounge

4.15m x 3.91m (13'7" x 12'10")

To the front elevation with large bay window allowing light to fill the room. Sliding door leading to day room.

Dining Room

2.9m x 2.82m (9'6" x 9'4")

The dining room is the heart of the home connecting to the kitchen and day room. Access to rear porch and hallway. Window to the side elevation.

Day Room

3.22m x 3.25m (10'7" x 10'8")

Centre to the house is the day room, accessed by the dining room or lounge. With picture window into kitchen and feature fire surround.

Kitchen

4.93m x 1.58m (16'2" x 5'2")

The kitchen features a range of wooden base and wall units with contrasting worktops. The kitchen benefits from a fitted hot, extractor and oven. Splashback tiles, window to side elevation and access to conservatory at the rear.

Conservatory

3.87m x 2.34m (12'8" x 7'8")

At the rear of the property is the conservatory overlooking the private rear garden, providing an extra space for the family to relax.

Guest WC

0.85m x 1.5m (2'10" x 4'11")

Comprising of low flush toilet and hand basin.

Landing

2.01m x 2.43m (6'7" x 8'0")

Access to bedrooms, family bathroom and separate WC. Storage cupboard.

Bedroom One

3.06m x 5.13m (10'0" x 16'10")

A large double bedroom to the rear of the property with a dressing area and access to ensuite. The perfect place to unwind and relax or prepare for the day ahead.

En suite

1.76m x 1.53m (5'10" x 5'0")

The en suite comprises of a large walk in shower and hand basin, window to rear elevation.

Bedroom Two

3.44m x 3.34m (11'4" x 11'0")

A large double bedroom to the front elevation with large window filling the room with light.



Bedroom Three

2.69m x 2.42m (8'10" x 7'11")

A generous single with window to the front elevation.

Family Bathroom

1.83m x 1.66m (6'0" x 5'5")

Featuring a three piece suite comprising of bath, hand basin and bidet.

WC

0.92m x 1.68m (3'0" x 5'6")

Low flush toilet.

Outside

Outside of the property is a walled garden to the front featuring established bedding plants and lawn. To the side of the property is a gated drive with parking for several vehicles and hard standing at the end.

To the rear is a private garden that benefits from patio area, lawn, path and bedding areas with established planting and shrubbery.

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:-

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.

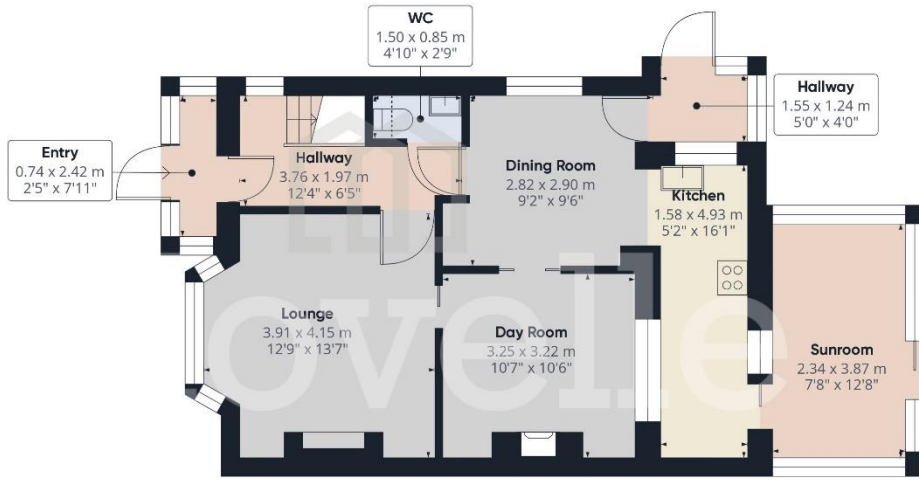
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

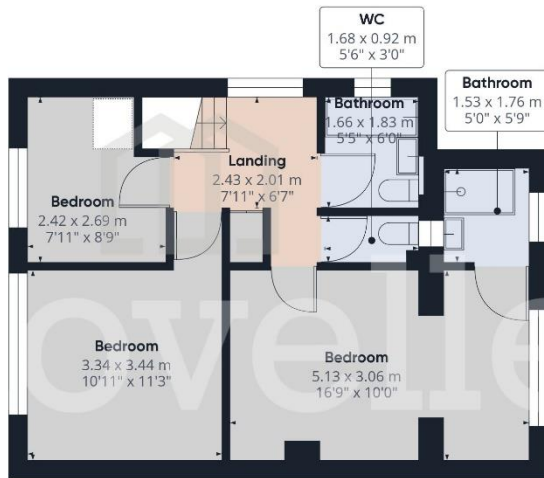
A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

107.21 m²
1154 ft²

Reduced headroom

0.25 m²
2.69 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

