



Badgers Wood, Cottingham, East Riding of Yorkshire  
Asking Price £250,000

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lovelle



## KEY FEATURES

- Superb Detached House
- Three Bedrooms, Master with En Suite
- Contemporary Shower Room & Ground Floor W.C.
- Comfortable Lounge
- Open Plan Dining Kitchen & Garden Room
- Easy to Maintain Gardens
- Garage & Off Street Parking
- Council Tax Band D
- Total Room Area 71 Square Metres
- Tenure Freehold
- EPC rating C



## DESCRIPTION

Enjoying an attractive setting off Park Lane, drive down the leafy, tree lined lane onto Badgers Wood.

This Superb Detached Home is beautifully presented throughout, offering a turn key opportunity, ready to move into.

A contemporary front entrance door opens to the HALLWAY with beautiful Oak doors throughout, inviting you to view the tastefully styled accommodation on offer.

There is a ground floor W.C. and a comfortable LOUNGE with engineered Oak flooring and feature fireplace, lovely to cosy up to on those cold winter evenings.

A door opens to the fabulous open plan DINING KITCHEN with NEFF appliances, adjoining the GARDEN room, creating a lovely space for entertaining family and friends.

To the first floor is the contemporary SHOWER ROOM and THREE good size BEDROOMS, MASTER with EN SUITE SHOWER.

Outside there are easy to maintain GARDENS with the rear being paved and the front having a lawned area. To the side is the DRIVEWAY providing ample off road PPARKING and access to the detached GARAGE.

Viewing is highly recommended!

## 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.





## PARTICULARS OF SALE

### Entrance & Hallway

Entrance via the contemporary front entrance door into the hallway with Oak doors opening throughout the accommodation.

### Ground Floor W.C

**0.78m x 1.71m (2'7" x 5'7")**

Ground floor W.C. with concealed cistern and vanity wash basin with useful storage cupboard below. Double glazed obscure window, radiator and engineered Oak flooring.

### Lounge

**4.06m x 4.08m (13'4" x 13'5")**

A comfortable lounge with feature fireplace, lovely to cosy up to on those cold winter evenings. Double glazed window to front elevation, radiator and engineered Oak flooring.

### Dining Kitchen

**2.8m x 5.01m (9'2" x 16'5")**

A fabulous open plan dining kitchen, adjoining the garden room, creating a lovely space for entertaining family & friends. An impressive range of fitted units to base and walls with complimentary upstands and splashback. Beautiful wood block work surface with inset ceramic sink with mixer tap. Integrated appliances include: fridge/freezer, washing machine and microwave. Built in NEFF oven and gas hob with contemporary extractor unit above. Ample space for table & chairs. Bi fold doors open to the garden room.

### Garden Room

**2.67m x 3.8m (8'10" x 12'6")**

A lovely room to relax and unwind with double glazed windows to front and side elevations and double doors opening to the garden.

### Master Bedroom

**2.6m x 3.29m (8'6" x 10'10")**

A double bedroom with a range of fitted wardrobes, drawers and top boxes providing ample storage facilities. Double glazed window, radiator and door to En suite.

### En Suite

**0.81m x 2.35m (2'8" x 7'8")**

With tiled shower cubicle and vanity unit housing the wash basin with useful storage below.

### Bedroom Two

**2.72m x 3.03m (8'11" x 9'11")**

A further double bedroom with fitted wardrobes. Double glazed window and radiator.

### Bedroom Three

**1.82m x 2.33m (6'0" x 7'7")**

Bedroom three is currently used as the dressing room with fitted storage cupboards and hanging rail. Double glazed window and radiator.



### Shower Room

**1.69m x 1.9m (5'6" x 6'2")**

A contemporary shower room with walk in shower cubicle and high gloss vanity unit housing the wash basin with useful storage cupboards below and toilet with concealed cistern.

### Gardens

There are easy to maintain gardens to front and rear with the rear being paved and the front having a lawned area with attractive shrubbery and mature trees to boundaries.

### Garage & Driveway

To the side elevation is the driveway providing ample off road parking and access to the detached garage.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

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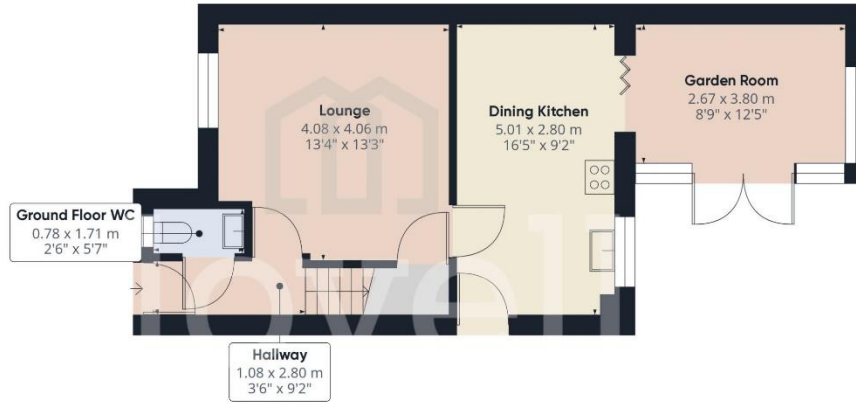
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0

**Approximate total area<sup>(1)</sup>**  
78 m<sup>2</sup>  
839.59 ft<sup>2</sup>



Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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