



Baynard Avenue, Cottingham, East Riding of Yorkshire  
Asking Price £205,000





## KEY FEATURES

- Fantastic Semi Detached Three Bedroom Property
- Additional Downstairs WC
- Generous Sized Driveway
- Separate Lounge with Cosy Multi Fuel Burner
- Well Situated Cottingham Location
- Charismatic & Charming
- Total Square Footage: 824.09 ft<sup>2</sup>
- Council Tax Band A
- EPC Rating D
- Tenure Freehold



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## DESCRIPTION

This Superb Family Home has been lovingly upgraded by the current owners to present a charming and charismatic living space. Boasting THREE well- proportioned bedrooms and a modern FAMILY BATHROOM. The ground floor has a hallway, leading into a contemporary KITCHEN/ DINER with an additional downstairs WC. The tastefully styled LOUNGE has a cosy MULTI FUEL BURNER and brick FIREPLACE, creating the perfect space to unwind amongst family and friends. There is a family friendly WESTERLY FACING rear GARDEN with paved patio and grassed area laid to lawn. To the front of the property is a large, private DRIVEWAY, providing ample OFF-ROAD PARKING.

Viewing is a must!





## PARTICULARS OF SALE

### Entrance Hall

2.20 x 0.92m

A welcoming, tiled hallway is accessible via the side of the property. Leading to kitchen/diner, lounge, downstairs WC or to the first floor via staircase. UPVC front door.

### Downstairs WC

1.84 x 0.91m

A welcome addition to the home, providing practicality to any busy home.

### Kitchen/ Diner

3.01 x 4.81m

A contemporary space with views over the Westerly facing garden. Neutrally decorated with part tiled walls, fully fitted kitchen with free-standing appliances, tiled floor and a space for dining. Double glazed windows and Central Heating. UPVS door leading out to rear garden.

### Living Room

3.97 x 4.85m

Newly floored Lounge with views to the front aspect of the property via Bow window. Newly installed multi fuel burner, providing an affective way to heat the home, providing comfort and efficiency.

### Landing

4.29 x 0.93m

Newly carpeted and neutrally decorated staircase and landing leading to three well-proportioned bedrooms and family bathroom.

### Family Bathroom

2.29 x 1.43m

Newly fitted first floor bathroom with fitted rainfall shower system over bath. Partially tiled with Low flush WC and modern vanity sink.

### Bedroom One

4.30 x 3.10m

Master double bedroom with views over the rear garden. Laminate floor and wood finished door.

### Bedroom Two

2.80 x 3.02m

Large single bedroom or small double room with views to the front elevation.

### Bedroom Three

2.14 x 2.43m

Good sized single bedroom that could also be used as a study or home office. Views over the rear garden, carpeted and neutrally decorated.



### Front and Rear Gardens

To the front of the property, a dropped kerb provides off street parking to a large, graveled driveway bordered by a wrought iron fence and double gates.

To the rear of the property a westerly facing private garden offers a patio area and grassed lawn with shed built up on a hard standing. High fenced and secure.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: A

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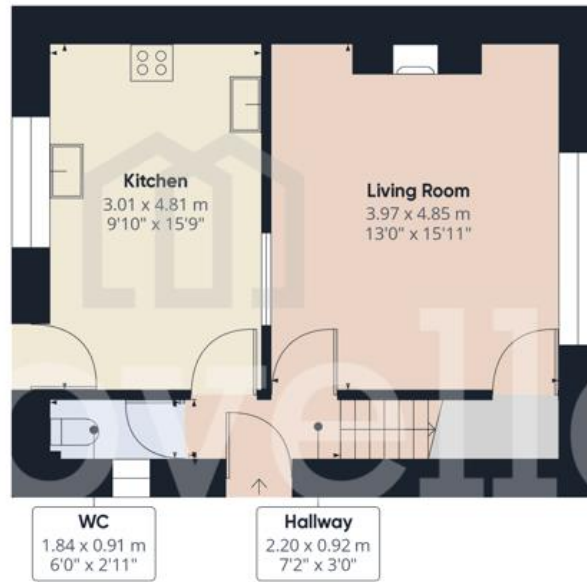
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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

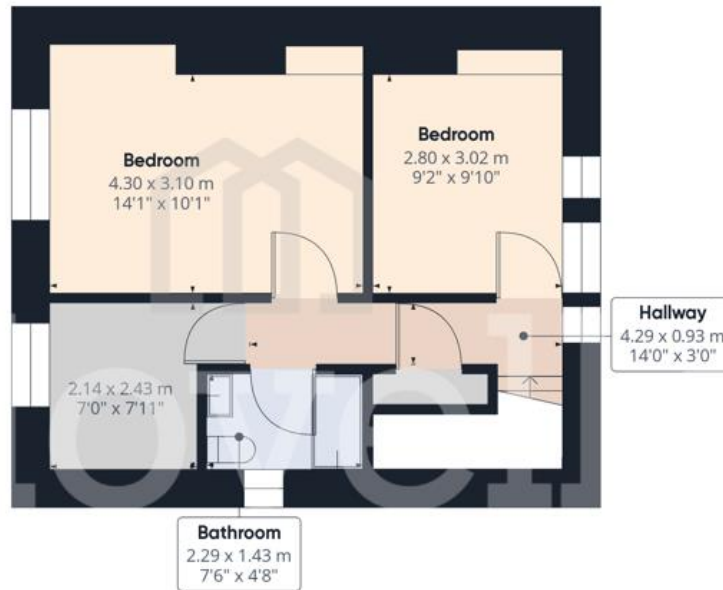


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS



Floor 0



Floor 1

Approximate total area<sup>10</sup>

76.56 m<sup>2</sup>

824.09 ft<sup>2</sup>

