



Taylor Avenue, Cottingham, East Riding of Yorkshire
Asking Price £475,000





KEY FEATURES

- Superbly Presented Throughout
- Enclosed Private Southerly Facing Garden
- Executive Detached Five Bedroom Property
- Master Bedroom with Ensuite
- Jack and Jill Bathroom to Bedroom Four & Five
- Double Garage and Off-Street Parking
- Total Floor Area 182 sm
- Tenure Freehold
- Council Tax Band F
- EPC Rating B



DESCRIPTION

This Impressive Detached Five Bedroom Property has been loved by the current Owners since new and has been excellently maintained and presented, making it an impeccable home for anyone considering this sizable property.

A Spacious and Bright Hallway invites you into the Home with quarter turn staircase leading to the first floor. A well-proportioned lounge is accessible to the left, offering space and sanctuary.

The Kitchen/Family room is the heart of this property with stylish units and integrated appliances ensuring the home is well-appointed for use. The space comes fitted with a breakfast island and the additional space, currently used as a snug with sofas and TV, would equally be an exceptional dining space. With double French doors leading out to the South-facing garden this space is perfect for entertaining.

In addition, the home boasts a downstairs WC and Utility Room for ease and comfort.

A Vast and Expansive Landing leads to Five Double Bedrooms, including Master bedroom with En-suite, and Bedroom Four and Five assigned the use of a Jack and Jill Bathroom.

The property benefits from a Double Garage, a well-maintained rear garden laid to lawn, with the addition of planted fruit trees and shrubbery. To the front of the property is block paving as well as additional space for off-street parking.

Book your appointment to view this Impressive Home!





PARTICULARS OF SALE

Hallway

6.84m x 1.78m (22'5" x 5'10")

The property is accessed via a composite, double glazed front door into a welcoming and spacious hallway with feature staircase leading to the first-floor accommodation. Central heating radiator and luxury vinyl tile flooring. Doors lead to the lounge, WC, and kitchen/family room.

Living Room

5.13m x 3.62m (16'10" x 11'11")

Tastefully styled, the lounge has fresh carpets, neutral decoration, a UPVC double glazed window to the front elevation and central heating.

Ground floor WC

1.65m x 1.31m (5'5" x 4'4")

A modern part tiled room with low flush WC and wash basin with mixer tap. Central heating radiator and neutrally tiled flooring.

Kitchen/ Family Room

3.3m x 11.28m (10'10" x 37'0")

Comprising of an impressive range of contemporary wall and base units with co-ordinating work surfaces. Built-in electric double oven and a four-ring gas hob. Stainless steel sink and drainer with UPVC double glazed windows looking over the rear garden. Down lights provide goof lighting. Integrated fridge/freezer and dishwasher with breakfast bar.

Family room is spacious and neutrally decorated with two UPVC double glazed French doors opening onto the rear South facing garden. Tiled floor continuing through from the hall into this large and inviting space.

Laundry Room

1.64m x 2.24m (5'5" x 7'4")

A useful utility room is accessible via the kitchen and provides side access to the outside of the property. Stainless steel sink and drainer with mixer tap. Space and plumbing for an automatic washing machine. Central heated radiator with Composite door to external space.

Landing

1.09m x 5.46m (3'7" x 17'11")

Large and spacious landing leading to five bedrooms and a family bathroom. Double glazed window to front elevation. Natural light flooding the space and benefitting from neutral decoration and immaculate carpets.

Master Bedroom

4.99m x 3.59m (16'5" x 11'10")

Master bedroom with access to ensuite bathroom. Double glazed window to front elevation. Carpeted and neutrally decorated walls.

Ensuite Bathroom

2.67m x 1.87m (8'10" x 6'1")

Part tiled Ensuite with walk in shower, separate bath with mixer tap. Pedestal wash basin and push button W.C. Double glazed window to front elevation and tower radiator.

Family Bathroom

2.15m x 2.77m (7'1" x 9'1")

Part tiled family bathroom with walk in electric shower, separate bath with mixer tap, pedestal wash basin and push button W.C. Double glazed window to side elevation and heated towel rail.



Bedroom Two

2.98m x 4.07m (9'10" x 13'5")

Neutrally decorated double bedroom, carpeted with central heating radiator. South facing room with views over the rear garden and Willerby Low Road.

Bedroom Three

3.01m x 3.09m (9'11" x 10'1")

Generous single room or small double bedroom with views over the rear garden. Central heated radiator and carpeted.

Bedroom Four

3m x 3.97m (9'10" x 13'0")

Double bedroom with double glazed window offering views over Willerby Low Road and the neighboring fields. Central heated radiator and access to Jack & Jill ensuite bathroom.

Jack & Jill Ensuite Bathroom

1.98m x 2.76m (6'6" x 9'1")

Additional part tiled Jack & Jill Ensuite with Separate shower, pedestal sink and low flush W.C and chrome heated towel rail.

Bedroom Five

3.12m x 3.93m (10'2" x 12'11")

Double bedroom, neutral decoration and carpeted. Access to Jack & Jill Ensuite bathroom. South facing room with views over the rear garden.

Double Garage & Driveway

4.77m x 5.26m (15'7" x 17'4")

Adjoined to the property, brick-built garage accessible via two individual, retractable garage doors. Power source, with light and sockets. Canopy over.

Block paved driveway providing parking for several cars.

Outside

The property benefits from a quiet cul-de-sac position. To the rear of the property is a large south-facing, private garden, fully fenced with planted borders consisting of shrubbery and fruit trees.

Mainly laid to lawn with a large patio area, perfect for entertaining.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: F

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 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.

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 representations 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		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



MAP

