



Allanson Drive, Cottingham, East Riding of Yorkshire
Offers Over £300,000





KEY FEATURES

- Semi Detached House
- Four Double Bedrooms
- Through Lounge to Dining/Sitting Room
- Breakfast Kitchen
- Attractive Gardens
- Double Garage & Off Street Parking
- Home Office/ Study
- Tenure Freehold
- Total Room Area 111 Square Metres
- Council Tax Band E
- EPC rating C



DESCRIPTION

THIS SUPERB FAMILY HOME TICKS LOTS OF BOXES.

Lovingly upgraded and immaculately presented throughout. This Superb Semi Detached Home offers generously proportioned accommodation to include: A welcoming HALLWAY inviting you in to view this wonderful property. Oak doors open throughout the accommodation. There is a ground floor W.C and Home Office/ STUDY.

The BREAKFAST KITCHEN has a range of fitted units and ample space for breakfast table & chairs. A spacious through LOUNGE, light and airy with windows to front and rear, feature fireplace and an opening to the DINING/ SITTING room, enjoying views over the garden, creating a lovely space for entertaining family & friends.

There are FOUR DOUBLE bedrooms and a modern family BATHROOM with walk in shower cubicle.

Stunning GARDENS, DRIVEWAY and DOUBLE GARAGE.

A real Must See Property!

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 and Hallway

4.41m x 1.26m (14'6" x 4'1")

Front entrance door opens to welcome you in to view this wonderful home. Oak doors open to the accommodation.

Ground Floor W.C.

0.87m x 2.3m (2'11" x 7'6")

With low level toilet and vanity wash basin with useful storage cupboard below.

Lounge

4.43m x 3.67m (14'6" x 12'0")

A light and airy lounge with feature fireplace and bay window to front elevation. An opening takes you into the dining/sitting room.

Dining/ Sitting Room

2.89m x 3.25m (9'6" x 10'8")

A comfortable room with patio doors enjoying views of the rear garden, adjoining the breakfast kitchen, creating the perfect space for entertaining family & friends.

Study

2.57m x 2.28m (8'5" x 7'6")

Ground floor study with fitted storage cupboards and drawers.

Breakfast Kitchen

2.91m x 4.07m (9'6" x 13'5")

A modern fitted kitchen with a range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Built in oven and induction hob with stainless steel extractor hood above. Integrated dishwasher, plumbed for automatic washing machine and space for fridge freezer. Ample room for table & chairs.

Bedroom One

3.49m x 3.62m (11'6" x 11'11")

A double bedroom with an impressive range of fitted wardrobes.

Bedroom Two

3.37m x 3.09m (11'1" x 10'1")

A double bedroom with feature wall covering and a range of fitted wardrobes.

Bedroom Three

3.98m x 2.5m (13'1" x 8'2")

A double bedroom with fitted wardrobes.

Bedroom Four

3.01m x 2.36m (9'11" x 7'8")

A further double bedroom.

Bathroom

1.84m x 2.43m (6'0" x 8'0")

A modern bathroom with walk in shower cubicle, low level W.C. and vanity unit housing the wash basin with useful storage below.



Gardens

Delightful gardens to front and rear, mainly laid to lawn with decorative shrubbery and plantings to borders. The rear garden is mainly laid to lawn with an attractive paved patio area, ideal for dining "al fresco". There is a summer house and an array of decorative shrubbery and plantings to borders with climbing foliage to timber fencing. A wonderful outdoor space for all to enjoy.

Double Garage & Driveway

5.1m x 5.63m (16'8" x 18'6")

A driveway provides ample off road parking and leads down to the double garage with remote control door, power and lighting.

TENURE

The tenure of this property is Freehold

LOCAL AUTHORITY

Council tax band: E

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.

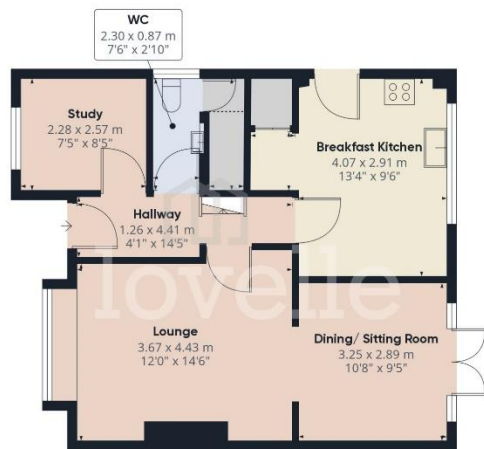
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



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

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽ⁿ⁾137.92 m²1484.54 ft²

Reduced headroom

1.12 m²129.81 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 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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