



Merchant Way, Cottingham, East Riding of Yorkshire
Asking Price £260,000






lovelle

KEY FEATURES

- Four Double Bedrooms
- Additional Study or Bedroom
- En-suite Bathroom
- Large First Floor Lounge
- Open Plan Kitchen Diner
- Driveway & Garage
- Tenure Freehold
- Council Tax Band D
- Total Area 1347.22
- EPC Rating TBC




lovelle

DESCRIPTION

Welcome to this spacious five-bedroom house on Merchant Way, Cottingham. Situated in a secluded cul-de-sac this three-storey house offers plenty of living accommodation for the whole family.

On the ground floor is a spacious utility room providing space for white goods, a guest WC and large family kitchen diner with French doors to the rear and side elevations. To the first floor are two double bedrooms, family bathroom and a generous lounge with bay window to the rear overlooking the private garden. Finally on the second floor you have a further three bedrooms, including the principal suite with en-suite bathroom.

Outside the property is a driveway to the front of the property providing off street parking. To the rear and side of the property is an enclosed private garden. To the side is a large patio area perfect for unwinding and hosting guests. The rear is mainly laid to lawn with a decked area, providing space for the whole family to enjoy.

Get ready to fall in love with your next home, call today to book your viewing.





PARTICULARS OF SALE

Hallway

5.07m x 1.51m (16'7" x 5'0")

Enter through a private front door. Access to guest WC, utility room and family kitchen diner. Stairs leading to the first floor, understairs storage cupboard.

Kitchen Diner

3.39m x 5.4m (11'1" x 17'8")

A large family kitchen diner, featuring stylish white gloss base and wall units with contrasting worktops. Fitted over, hob and extractor. Filled with light from windows and the two sets of French doors, this spacious room provides space for dining and living furniture too.

Utility

2.39m x 2.57m (7'10" x 8'5")

A generous utility room with space and plumbing for white goods, currently housing American style fridge freezer, dishwasher, washing machine and dryer. A selection of wall and base units, worktops and sink with mixer tap.

WC

2.16m x 0.89m (7'1" x 2'11")

Low flush WC and hand basin.

Landing

2.78m x 1.18m (9'1" x 3'11")

Access to Living room, family bathroom and two bedrooms. Stairs leading to second floor.

Living Room

3.43m x 5.06m (11'4" x 16'7")

A large Living room to the rear of the property with bay window overlooking the private garden. Feature decorative chimney breast.

Bedroom

3.21m x 2.8m (10'6" x 9'2")

Double bedroom to the front elevation.

Bedroom

2.19m x 2.35m (7'2" x 7'8")

A generous bedroom to the front elevation.

Family Bathroom

1.8m x 2.8m (5'11" x 9'2")

A family bathroom featuring three-piece suite comprising of L shaped bath with shower over, low flush WC and hand basin. Chrome heated towel rail.

Landing

1.81m x 2.03m (5'11" x 6'8")

Access to principal suite and two bedrooms.

Principle Suite

3.19m x 4.83m (10'6" x 15'10")

Large double bedroom filled with natural light from the two windows to the front elevation. Fitted wardrobes. Access to en-suite.



En-Suite

1.81m x 1.99m (5'11" x 6'6")

Featuring three-piece suite comprising of shower cubicle, low flush WC and hand basin.

Bedroom

3.46m x 3.03m (11'5" x 9'11")

Double bedroom to the rear elevation.

Bedroom

3.42m x 2.34m (11'2" x 7'8")

Double bedroom to the rear elevation.

Outside

Outside the property is a driveway to the front of the property providing off street parking. To the rear and side of the property is an enclosed private garden. To the side is a large patio area perfect for unwinding and hosting guests. The rear is mainly laid to lawn with a decked area, providing space for the whole family to enjoy.

TENURE

The tenure of this property is Freehold.

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/>

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: -

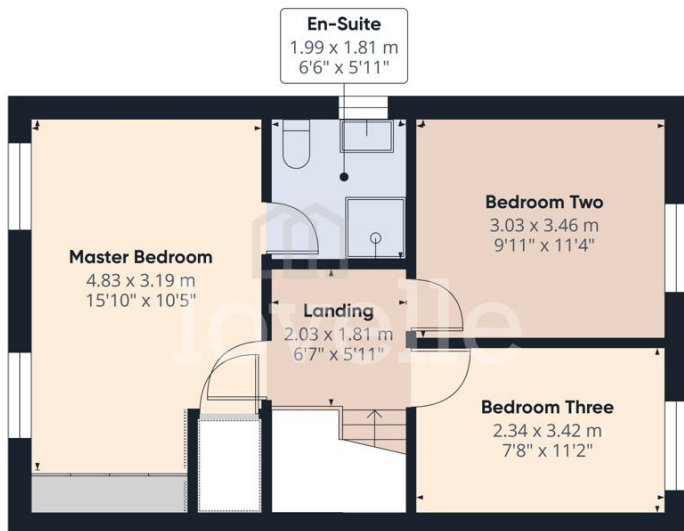
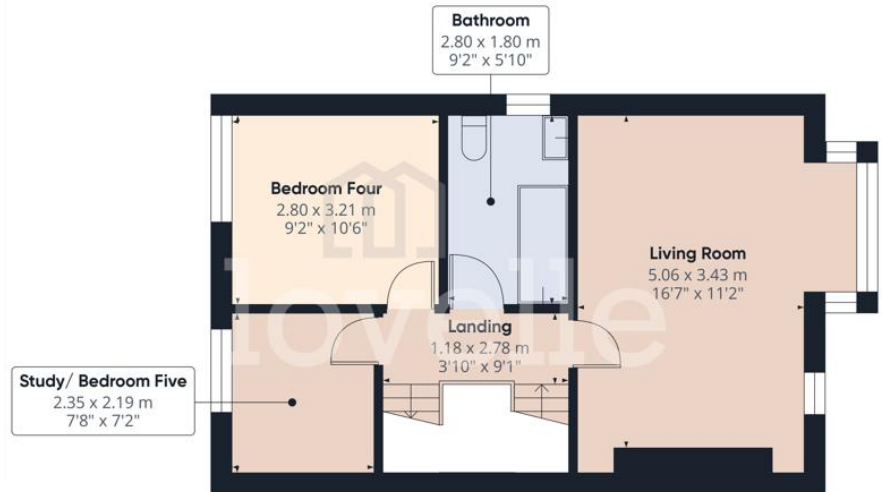
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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

FLOOR PLANS



MAP

