



Northgate, Cottingham, East Riding of Yorkshire  
Asking Price £274,400





## KEY FEATURES

- Three Bedrooms
- Close to Village Centre
- Church Views
- Close to Schools
- Transport Links
- Large Driveway and Garage
- Private Garden
- Home Office
- Flooded with Natural Light
- Total Area 99 Square Metres
- EPC rating D





## DESCRIPTION

Welcome to this spacious three bedroom semi detached house close to the centre of Cottingham with views of the Church.

As you enter the property into a large spacious hallway filled with natural light from the large windows and open staircase. The hallway provides access to the lounge diner, home office, shower room and stairs leading to the first floor accommodation. The home office is currently utilised as a snug room providing extra space for relaxation. The shower room provides convenience for modern family life. The large lounge diner is the hub of the home where the whole family can come together. With a large picture window to the front elevation and patio doors to the garden this room is flooded with natural light. Leading from the lounge diner is the kitchen that is features a mix of wall and base units, contrasting worktops and a selection of integrated appliances.

To the first floor is a sweeping landing area providing access to the three bedrooms, bathroom, WC and storage/airing cupboard. The main bedroom is a large double with window to the rear elevation providing views of the private garden and village church. A second double bedroom features a large window to the front elevation. The third bedroom is a generous single with window to the side elevation and storage area into the eaves.

Outside the property is a large brick paved driveway providing off street parking for several vehicles and access to the garage that features power and lighting. To the rear of the property is a large rear garden that is mainly laid to lawn with established planting, trees and shrubs to the edges and patio area next to the house. Get ready to host your family and friends in this large private garden.

Do not delay, book your viewing today!







## PARTICULARS OF SALE

### Hallway

**3.45m x 2.14m (11'4" x 7'0")**

Enter through the recently installed uPVC double glazed door into this large and airy hallway that is filled with natural light from the large windows and open staircase.

### Home Office

**3.47m x 1.73m (11'5" x 5'8")**

This home office to the front elevation is currently utilised as a snug room providing extra space to relax.

### Lounge Diner

**3.81m x 6.75m (12'6" x 22'1")**

The large lounge diner is the hub of the home where the whole family can come together. With a large picture window to the front elevation and patio doors to the garden this room is flooded with natural light. The lounge diner also features the original glass panelled wall into the hallway.

### Kitchen

**4.16m x 2.59m (13'7" x 8'6")**

The kitchen is to the rear of the property with window overlooking the private garden and door for access. The kitchen features a range of wall and base units in a cream shaker style with contrasting work surfaces and ceramic sink. Complimenting the kitchen is integrated double oven, hob, extractor and dishwasher, there is space for freestanding white goods.

### Shower room

**2.37m x 0.93m (7'10" x 3'1")**

Featuring a low flush WC, hand basin and shower cubicle.

### Landing

**2.62m x 2.26m (8'7" x 7'5")**

A large sweeping landing providing access to the three bedrooms, bathroom, WC and storage/airing cupboard. Access to the loft that has a fitted drop down ladder and boarding.

### Bedroom One

**3.58m x 3.61m (11'8" x 11'10")**

A large double bedroom with window to the rear elevation with views over the private garden and village church.

### Bedroom Two

**3.65m x 3.22m (12'0" x 10'7")**

Double bedroom with window to the front elevation

### Bedroom Three

**3.62m x 1.81m (11'11" x 5'11")**

A large single bedroom with window to the side elevation and storage space into the eaves

### Bathroom

**1.65m x 1.69m (5'5" x 5'6")**

Comprising of a bath and hand basin.

### WC

**0.85m x 1.77m (2'10" x 5'10")**

Featuring a low flush WC.



### Garage

**2.8m x 5.63m (9'2" x 18'6")**

A large garage featuring power and lighting. Accessed by the side personnel door or up and over garage door.

### Outside

Outside the property is a large brick paved driveway providing off street parking for several vehicles and access to the garage that features power and lighting. To the rear of the property is a large rear garden that is mainly laid to lawn with established planting, trees and shrubs to the edges and patio area next to the house. The property also features an outdoor hot water tap. Get ready to host your family and friends in this large private garden.

---

## TENURE

The tenure of this property is Freehold.

---

## LOCAL AUTHORITY

Council tax band: C

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**

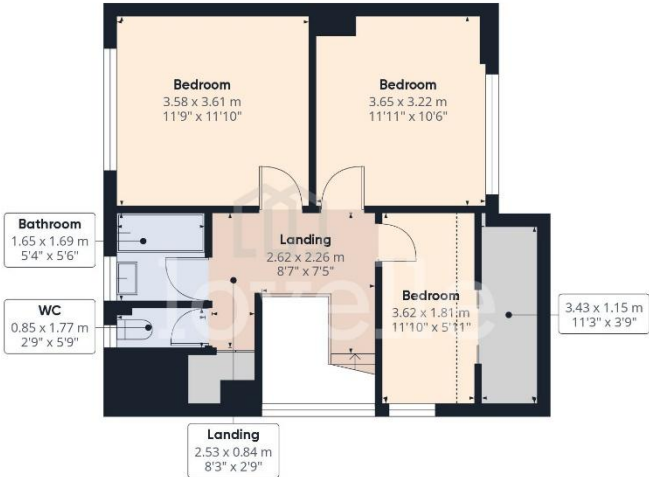


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

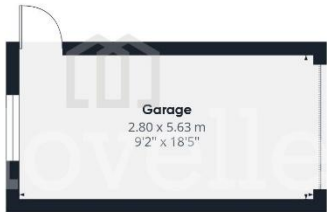
FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

115.17 m<sup>2</sup>  
1239.67 ft<sup>2</sup>

Reduced headroom

5.06 m<sup>2</sup>  
54.45 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

