



Windsor Close, Cottingham, East Riding of Yorkshire
Asking Price £280,000





KEY FEATURES

- Attractive Semi-Detached Property
- Desirable Location
- Three Bedrooms
- South Facing Private Garden
- Block Paved Driveway
- Two Reception Rooms
- Modern Kitchen & Bathroom
- EPC Rating D
- Council Tax Band C
- Freehold



DESCRIPTION

Lovelle is delighted to welcome to the market this well-appointed three-bedroom semi-detached property situated in a quiet cul-de-sac position in Cottingham.

The property boasts a block-paved driveway to the front of the property.

The home is spacious, bright and airy with two large reception rooms to the front and rear elevations. Neutrally decorated throughout with a modern, gloss kitchen and fully tiled family bathroom, the property is in move in condition and offers two good size double bedrooms with fitted wardrobes and a well-proportioned third single bedroom to the first floor.

The generous, enclosed rear garden is southerly facing, perfect for entertaining, relaxing and enjoying summer months.

The property benefits from extended living space to the ground floor and enjoys French doors leading to the rear garden from both the kitchen and second reception room.

A beautiful home in a well-regarded location, close to the central village of Cottingham.

Call the office to arrange your viewing today!





PARTICULARS OF SALE

Entrance Hallway

1.79m x 4.81m (5'11" x 15'10")

Inviting you into the property via composite front door. The entrance is light, bright and open, leading through to the lounge/diner, separate kitchen or to the first floor via staircase. Centrally heated radiator fixed to hall wall and laminate wood flooring continuing into the kitchen and dining room.

Living Room

4.13m x 3.78m (13'6" x 12'5")

The carpeted lounge is situated to the front elevation of the property and benefits from UPVC double glazed bay windows with views to the quiet cul-de-sac.

Centrally heated wall fixed radiator, cast iron feature fire and integral glass panelled French doors opening into the separate dining room.

Dining Room

3m x 5.1m (9'10" x 16'8")

Beautifully light and airy, extended dining room with UPVC French doors leading out to the south-facing rear garden. Laminate wood floor coverings and neutral decoration throughout.

Fitted with wood burning fire and fixed shelving to recesses, the room has an ease and flow with access back through to the main entrance hall and includes a service hatch from the kitchen to the dining room.

Kitchen

2.6m x 4.3m (8'6" x 14'1")

A range of fitted, white gloss wall and base kitchen units to include integrated fridge, freezer, built in electric oven and four ring electric hob. Herringbone metro white tiles, under cabinet lighting and UPVC French doors leading out to the rear, south-facing garden. Benefitting from a serving hatch into the dining room and additional UPVC double-glazed window to the side elevation.

Landing

1.03m x 2.5m (3'5" x 8'2")

Carpeted and neutrally decorated stairs and landing with fixed staircase leading to three bedrooms, family bathroom and access to the loft via hatch. UPVC double-glazed window to the side elevation on the stairwell.

Bedroom One

3.11m x 4.42m (10'2" x 14'6")

A generous double bedroom with impressive, fitted sliding wardrobes with mirrored panelling. Situated to the front of the property, the master bedroom benefits from a UPVC double-glazed bay window. Carpeted and neutrally decorated.

Bedroom Two

3.27m x 3.57m (10'8" x 11'8")

A second, generous double bedroom benefitting from fitted sliding wardrobes, with mirrored panelling. Centrally heated radiator and UPVC double glazed window with views over rear elevation.

Bedroom Three

2.3m x 2.66m (7'6" x 8'8")

A well-proportioned single bedroom or study/office room. Carpeted, centrally heated, UPVC double-glazed window to front elevation and neutral in decoration.



Bathroom

2.15m x 2.12m (7'1" x 7'0")

Contemporary and stylish, three-piece suite incorporating a panelled bathtub with over head rain shower and screen, a pedestal wash basin and push button WC. UPVC, obscured double glazed window and chrome, heated towel rail.

Gardens & Driveway

Block paved driveway to front and side elevation with ample off-street parking, benefitting from wrought iron fencing and bricked wall to the perimeter.

To the rear of the property, the south-facing garden benefits from high, panelled fencing, with gate access to the front elevation.

Mainly laid to lawn with a generous, block-paved patio area for relaxing. The garden boasts planted borders on both sides, leading down to the bottom of the garden. An additional shale path leads to a corner summer house and storage shed.

Location

The property is situated in a high-regarded residential location of the village of Cottingham, which lies approximately five miles to the northwest 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.

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 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

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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



