



Manor Garth, Cottingham, East Riding of Yorkshire
Inviting offers between £350,000 - £360,000





KEY FEATURES

- Superb Detached Family Home
- Pretty Village Setting
- Four Bedrooms
- Main Bed with En Suite Bathroom
- Family Bathroom & Ground Floor W.C.
- Comfortable Lounge & Conservatory
- Contemporary Breakfast Kitchen & Utility
- Dining Room/ Snug
- Council Tax Band E
- Tenure Freehold
- EPC rating C



DESCRIPTION

The pretty village of Skidby is setting for this SUPERB DETACHED FAMILY HOME. Ideal for the growing or extended family buyer with highly regarded schools and children's play park close by.

This fabulous family home offers well proportioned living accommodation, arranged over two floors and includes a welcoming HALLWAY, cloakroom WC, comfortable LOUNGE with adjoining CONSERVATORY, double doors open out to the rear garden.

At the heart of this family home is the BREAKFAST KITCHEN with UTILITY room and a separate DINING ROOM, creating a lovely space for entertaining family & friends.

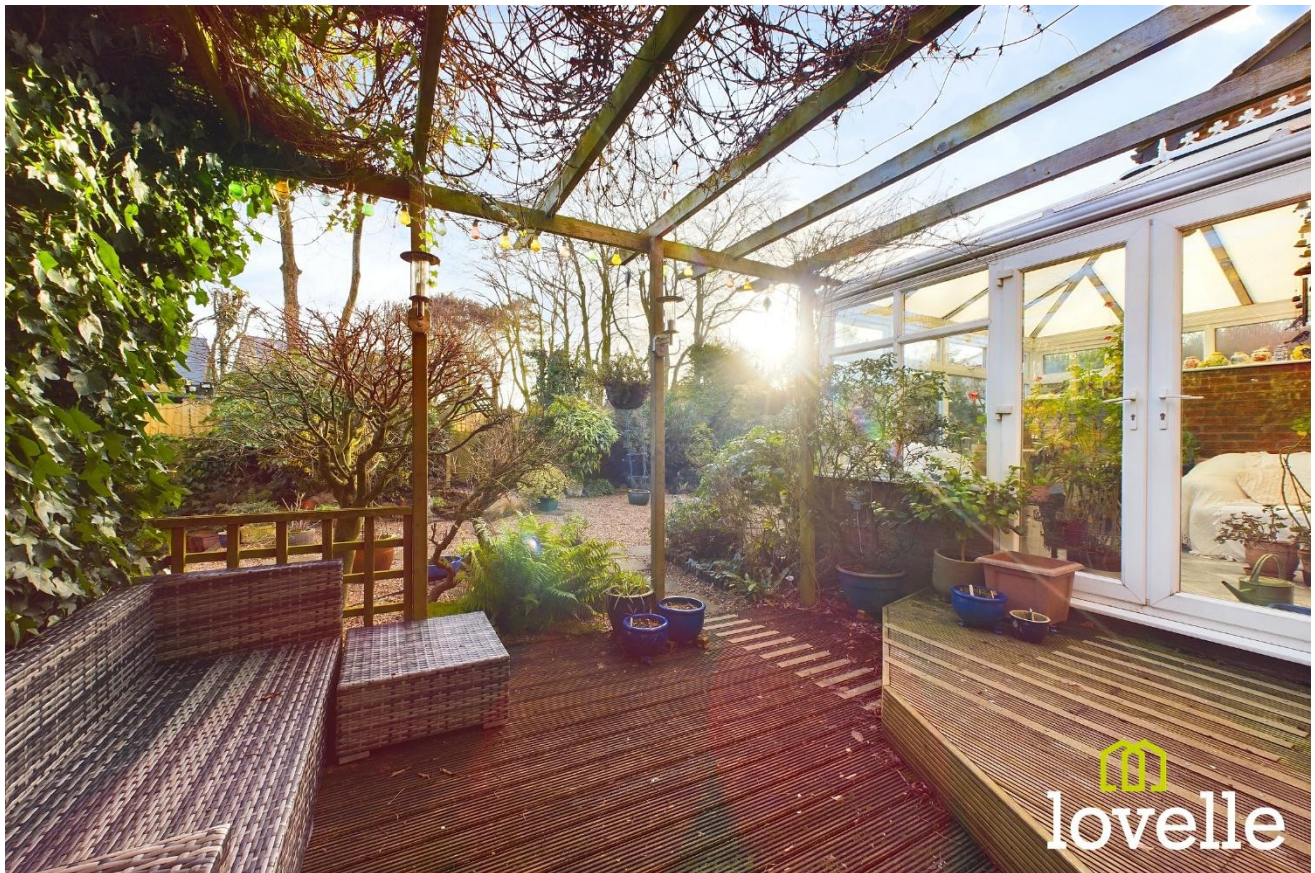
To the first floor is the family BATHROOM and FOUR BEDROOMS with the main bedroom having an EN SUITE BATHROOM and fitted wardrobes.

Outside, the property enjoys an elevated position with a sizeable corner plot and a paved area to the side elevation providing ample OFF ROAD PARKING. Timber gates provide access to the GARAGE/STORAGE, hobby room and garden.

The enclosed rear GARDEN is easily maintained with attractive pebbles and paved walkways that invite you up to the decked patio area. An attractive timber pergola, wrapped with cascading foliage, offers a shaded area to sit and enjoy this lovely outdoor space.

Call us to arrange your viewing today!





PARTICULARS OF SALE

Entrance & Hallway

Steps lead up to the canopied, Upvc front entrance door, opening to the welcoming hallway, inviting you in to view the sizeable accommodation on offer.

Lounge

6.62m x 3.3m (21'8" x 10'10")

The comfortable lounge has a feature fireplace with living flame effect gas fire. Double glazed window to front elevation and patio doors open to the conservatory.

Conservatory

4.3m x 3.25m (14'1" x 10'8")

Adjoining the lounge to extend the living accommodation, the conservatory is part brick and upvc construction with polycarbonate roof and tiled floor. Double doors open to the decked patio area.

Ground Floor W.C.

1.94m x 1.25m (6'5" x 4'1")

Cloak room with low level W.C. and wash basin.

Dining Room

3.81m x 2.98m (12'6" x 9'10")

The dining room has a double glazed window to the front elevation and attractive laminate flooring, a lovely room for entertaining family & friends.

Breakfast Kitchen

3.94m x 3m (12'11" x 9'10")

Set at the heart of this family home is this contemporary breakfast kitchen with a range of bespoke fitted base and walls units with complimentary work surface, breakfast bar and upstands. Ceramic sink with mixer tap, built in double oven and induction hob with stainless steel extractor hood above. Integrated fridge freezer, warming drawer and plumbing for a dishwasher. Double glazed window to rear elevation and door into utility.

Utility Room

2.48m x 1.93m (8'1" x 6'4")

Adjoining the kitchen, the utility room has fitted wall and base units with complimentary work surface, sink with drainer, plumbing for an automatic washing machine and space for electric dryer. Radiator and double glazed door to the rear.

Bedroom One

3.82m x 2.98m (12'6" x 9'10")

A double bedroom with a range of mirrored wardrobes. Double glazed window to front elevation and door to En suite.

En Suite Bathroom

2.02m x 1.7m (6'7" x 5'7")

Fully tiled En suite bathroom with panelled bath, overhead shower and glazed screen. Vanity wash basin and low level W.C. with concealed cistern. Chrome towel heater and double glazed obscure window.

Bedroom Two

3.78m x 3.39m (12'5" x 11'1")

A double bedroom with mirrored wardrobes and space for bedroom furniture. Airing Cupboard. Double glazed window and radiator.

Bedroom Three/ Study

2.91m x 2.78m (9'6" x 9'1")

Currently used as the study/ home office with double glazed window overlooking the rear garden.

Bedroom Four

2.79m x 2.72m (9'2" x 8'11")

Enjoying views over the rear garden and beyond, double glazed window to rear elevation and radiator.



Family Bathroom

2.78m x 1.74m (9'1" x 5'8")

The family bathroom is fully tiled and includes: panelled bath and overhead shower and glazed screen. Vanity wash basin and toilet with concealed cistern. Chrome towel heater and double glazed window.

Off Road Parking/ Garage/ Hobby Room/ Studio

Please see floorplan for measurements.

Occupying a sizeable corner plot with a paved area to the side elevation offering ample off road parking. A timber gate opens to a further paved area and access to the garage, hobby room with a mix of base and wall units; and floor to ceiling shelving to one wall. An additional insulated studio previously used as a home office.

Gardens

Enjoying an elevated position, the front garden has decorative pebbles with an array of mature trees and shrubbery. Steps take you up to the canopied front entrance door.

The rear garden is easily maintained with decorative pebbles and paved walkways, taking you up to the decked patio with timber pergola, wrapped in cascading foliage, creating a shady area to sit and enjoy this lovely outdoor space.

Location

The picturesque village of Skidby is famous for the Windmill landmark and ideally placed for access to all West Hull villages, the Humber Bridge and the A63/M62 motorway link via the Northern Approach Road which runs to the east of the village. The village of Cottingham lies some 3 miles to the east and has a good array of shops. The historic town of Beverley lies some 5 miles to the North.

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

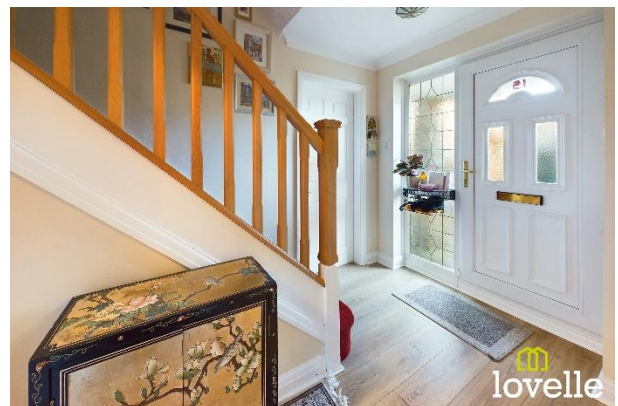
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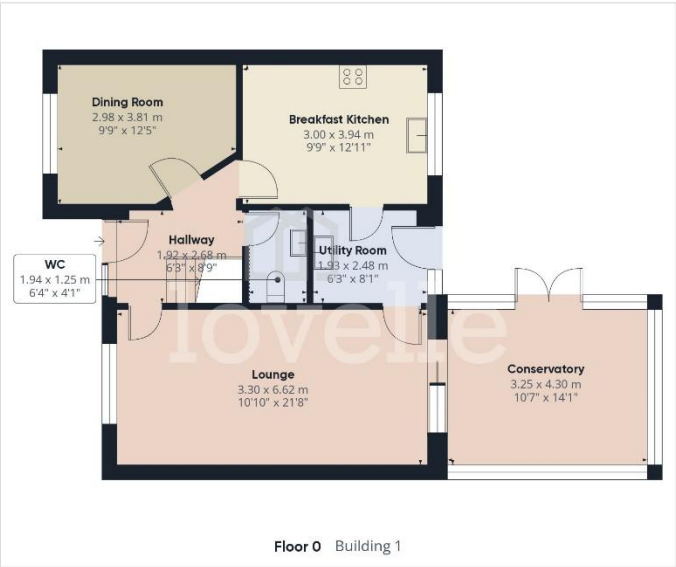
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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 Floor 0 Building 1	 Floor 1 Building 1	 Approximate total area⁽¹⁾ 160.59 m² 1728.55 ft² Reduced headroom 0.08 m² 0.84 ft²
 Floor 0 Building 2		(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. GIRAFFE360

