



Victoria's Way, Cottingham, East Riding of Yorkshire  
Asking Price £210,000







## KEY FEATURES

- Superb Mews Style Property
- Three Bedrooms
- Modern Bathroom
- Spacious Lounge
- Contemporary Dining Kitchen
- Private Drive & Garage
- Enclosed Rear Garden
- Tenure Freehold
- Council Tax Band C
- Total Room Area 65 Square Metres
- EPC rating D



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## DESCRIPTION

This SUPERB MEWS STYLE HOME is beautifully presented throughout and is conveniently located to the railway and bus station, ideal for those who commute.

Boasting THREE BEDROOMS and the FAMILY BATHROOM, with the main bedroom having fitted furniture.

The ground floor has an ENTRANCE PORCH taking you into the spacious LOUNGE with feature fireplace and staircase leading to the first floor.

The recently fitted, contemporary DINING KITCHEN has a range of high gloss units and marble effect work surface, space for table & chairs, creating a lovely space for entertaining family & friends

There is an enclosed rear GARDEN with a paved PATIO area, ideal for outdoor seating.

To the front of the property is a pebbled forecourt with private DRIVEWAY providing OFF ROAD PARKING and access to the GARAGE.

Don't let this one get away, BOOK YOUR VIEWING TODAY !!

## 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 Porch

**1.17m x 1.08m (3'10" x 3'6")**

Entrance porch with a composite front entrance door and an interior door opening to the lounge.

### Lounge

**4.49m x 4.25m (14'8" x 13'11")**

A lovely light and airy lounge with feature fireplace and electric living flame fire. Double glazed window to the front elevation and radiator. Stairs take you up to the first floor accommodation and a door opens onto the dining kitchen.

### Dining kitchen

**4.48m x 3.2m (14'8" x 10'6")**

The recently fitted, contemporary dining kitchen has a range of high gloss units with marble effect work surfaces and upstands. Ceramic sink with drainer and mixer tap, electric oven with extractor overhead, dishwasher and plumbing for an automatic washing machine. Double glazed window to the rear elevation and door opening to the rear garden. Space for table and chairs creating a lovely space to entertain family and friends.

### Bedroom One

**3.45m x 2.84m (11'4" x 9'4")**

A double bedroom with a range of fitted wardrobes. Double glazed window to front elevation and radiator.

### Bedroom Two

**2.66m x 2.54m (8'8" x 8'4")**

Double glazed window to rear elevation and radiator.

### Bedroom Three

**2.88m x 1.73m (9'5" x 5'8")**

Double glazed window and radiator.

### Family Bathroom

**1.97m x 1.76m (6'6" x 5'10")**

The bathroom comprises of a bathtub with shower overhead and tiled splashback, pedestal wash hand basin and a push button WC. Double glazed obscure window to the side elevation, radiator and Vinyl flooring.



### Gardens

The pretty enclosed rear garden has a lawn and a paved patio area, a lovely spot to sit and enjoy the garden.

### Garage & Driveway

A side driveway provides ample off road parking space and leads to the garage with metal up and over door.

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## TENURE

The tenure of this property is Freehold.

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## 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/>

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## 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.

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## 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.

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## 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.

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## 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.

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## 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**



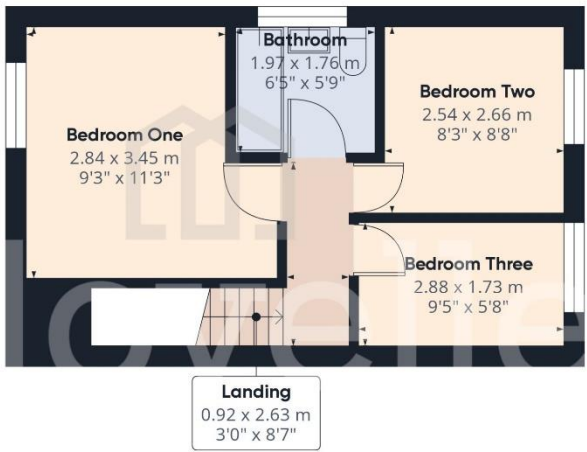
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



FLOOR PLANS



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
63.75 m<sup>2</sup>  
686.2 ft<sup>2</sup>

**Reduced headroom**  
1.33 m<sup>2</sup>  
14.28 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 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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