



Northgate, Cottingham, East Riding of Yorkshire
Offers Over £280,000





KEY FEATURES

- Victorian Semi Detached Home
- Three Double Bedrooms
- Master with En Suite
- Contemporary Family Bathroom
- Comfortable Lounge with Log Burner
- Open Plan Dining to Kitchen
- Utility Room & Ground Floor W.C.
- Enclosed Rear Garden
- Tenure Freehold
- Council Tax Band C
- EPC rating E



DESCRIPTION

This stunning VICTORIAN SEMI DETACHED HOME is set at the heart of the village. The tastefully styled accommodation has been lovingly upgraded throughout whilst retaining many original features, creating a perfect blend of a bye gone era with modern day living.

The generously proportioned accommodation includes: a fabulous OPEN PLAN DINING KITCHEN with PATIO DOORS providing access to the rear COURTYARD, creating a wonderful space for entertaining family and friends. There is a UTILITY and ground floor W.C.

The comfortable LOUNGE has a feature bespoke fireplace and a LOG BURNING stove. Solid wood flooring and window shutters comfortable room for the family to relax and unwind.

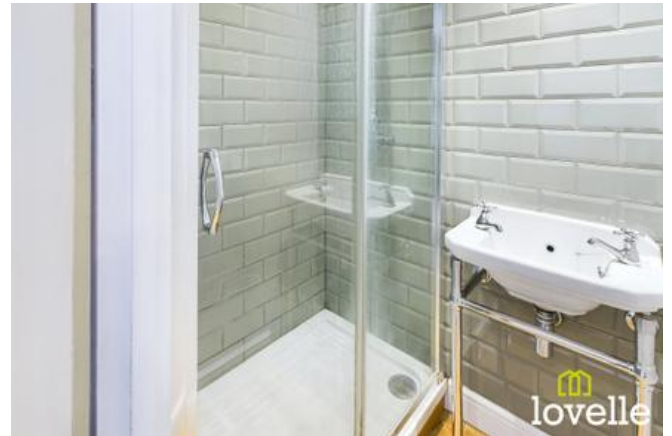
This split level landing provides access to the first floor FAMILY BATHROOM and THREE DOUBLE bedrooms, MASTER with EN SUITE and ample space for bedroom furniture.

There is an attractive ornamental garden to the front of the property with gated access to the enclosed rear. Adorned with mature trees and shrubbery the rear garden is family friendly, mainly laid to lawn.

Viewing is an absolute must to fully appreciate the accommodation on offer.

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 hall

A traditional solid wood door opens to the hallway, inviting you in to view this lovely family home.

Lounge

3.97m x 3.52m (13'0" x 11'6")

A comfortable lounge with feature bespoke fireplace and a log burning Stove. Solid wood flooring and window shutters to bay window. A lovely room for the family to relax and unwind.

Dining Area

3.99m x 3.53m (13'1" x 11'7")

The dining area features attractive panelling to the wall and patio doors opening to the rear courtyard. Open to the kitchen, creating a wonderful space to entertain family and friends.

Breakfast Kitchen

3.45m x 2.7m (11'4" x 8'11")

Open from the dining room the kitchen has a superb range of fitted Shaker Style units with wood block work surface and feature Belfast Sink with mixer tap. Integrated appliances and Range Cooker.

Utility Room

1.75m x 1.33m (5'8" x 4'5")

With a range of fitted units and wood block work surfaces. Plumbed for automatic washing machine and space for tumble dryer.

Ground Floor W.C.

1.24m x 0.89m (4'1" x 2'11")

With low level W.C and wash basin.

First Floor Landing

A spacious split level landing with loft access and study area.

Bedroom One

5.29m x 3.97m (17'5" x 13'0")

A light and airy double bedroom with attractive shutters to the two double glazed sash style windows to the front aspect.

En Suite

1.4m x 1.14m (4'7" x 3'8")

The En suite has a tiled shower cubicle and traditional style wash basin.

Bedroom Two

4.06m x 3.38m (13'4" x 11'1")

A further double bedroom with feature fireplace and views over the rear garden.

Bedroom Three

2.82m x 2.77m (9'4" x 9'1")

A double bedroom enjoying views over the rear garden.



Family Bathroom

2.02m x 1.62m (6'7" x 5'4")

Contemporary tiling and three piece suite to include: Panelled bath with overhead shower and screen. Low level W.C and pedestal wash basin.

Gardens

To the front is an attractive low rise brick wall with paved walkway leading to the front entrance door.

The enclosed rear garden is mainly laid to lawn, a lovely space for the family to enjoy.

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

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FLOOR PLANS



