



Fimber Avenue, Cottingham, East Riding of Yorkshire
Asking Price £150,000





KEY FEATURES

- Traditional Mid Terraced Property
- Two Double Bedrooms
- Modern Family Bathroom
- Through Lounge Diner
- Contemporary Kitchen
- Enclosed Rear Garden
- Outbuilding/ Store
- No Onward Chain
- Tenure Freehold
- Council Tax Band A
- EPC rating tbc....



DESCRIPTION

This SUPERB MID TERRACED HOME offers a turnkey opportunity, ideal for those looking for a stylish home in the popular village of Cottingham.

Lovingly upgraded by the current owners, the property offers a turnkey opportunity, ready and waiting for new owners. The accommodation includes: Entrance PORCH with a door opening to welcome you in to view.

There is a contemporary fitted KITCHEN with a door opening to the DINING area and LOUNGE, creating a wonderful layout for entertaining family and friends.

The light and airy LOUNGE has a feature "living flame" electric fire.

To the first floor is a modern FAMILY BATHROOM and TWO DOUBLE BEDROOMS both have built in storage cupboards.

Easily maintained GARDEN to the front with decorative paving and central feature.

To the rear is a lawned garden with decorative stone chippings and timber fencing to boundaries. There are two outbuildings providing useful storage with power and light.

DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!

A Must See Property!

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

2.36m x 1.02m (7'8" x 3'4")

Upvc front entrance door opens to the porch providing storage space. A door opens to the hallway.

Hallway

A welcoming hallway with doors to the lounge and to the kitchen.

Lounge Diner

6.79m x 2.72m (22'4" x 8'11")

A light and airy through lounge diner with feature, wall mounted "living flame" electric fire. Double glazed windows to front and rear elevations and two radiators. A door opens from the dining area to the kitchen, creating a lovely space for entertaining family & friends.

Kitchen

3m x 2.84m (9'10" x 9'4")

A contemporary kitchen incorporating a range of fitted units to base and walls with complimentary wood block effect work surface and tiled splashbacks. Sink unit with drainer and mixer tap, built in oven with ceramic hob and stainless steel extractor hood above. Plumbed for washing machine and space for fridge/freezer. Wall mounted central heating boiler, double glazed window and door providing access to the rear garden.

Bedroom One

4.73m x 2.8m (15'6" x 9'2")

A sizeable double bedroom with two double glazed windows to front elevation. Built in storage cupboard and radiator.

Bedroom Two

3.31m x 3.03m (10'11" x 9'11")

A sizeable double bedroom with double glazed window to rear elevation. Built in storage cupboard and radiator.

Family Bathroom

2.34m x 1.7m (7'8" x 5'7")

A modern family bathroom with tiling to walls and laminate flooring. Panelled bath with overhead shower and glazed screen. Low level W.C. and pedestal wash basin. Chrome towel heater and two double glazed obscure windows.



Gardens

To the front is attractive timber fencing with wrought iron gate opening to the decorative paved area and pathway leading to the front entrance door.

The rear garden is mainly laid to lawn with decorative stone chippings creating a patio area, ideal for outdoor entertaining. Timber fencing to boundaries and gated access to rear ten foot.

Outbuilding / Storage

2.71m x 1.43m (8'11" x 4'8")

Two useful outbuildings/ storage both have power and light supplied.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

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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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
84.18 m²
906.13 ft²

(1) Excluding balconies and terraces

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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