



 **lovelle**



New Village Road, Cottingham, East Riding of Yorkshire

Asking Price £280,000

 4  2  2

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KEY FEATURES

- End of Terrace
- Four Double Bedrooms
- Large Reception Rooms
- Sun Room
- Garden
- Off Street Parking
- Traditional Features
- Air Source Heat Pump
- Solar Panels
- Total Area 176 Square Metres
- EPC rating B



DESCRIPTION

Lovelle are proud to present this end of terrace property featuring four double bedrooms, large reception rooms, two bathrooms, traditional features, garden and off street parking.

On the ground floor is a large and airy hallway leading to the reception rooms and kitchen.

The first reception room to the front of the property is currently used as a large home office featuring a bay window and coving.

The second reception room is an open dining and living area filled with light from the front bay window, side French doors and rear window. This room also features a log burner housed in a brick fireplace and original niches.

To the rear of the property is the kitchen and sun room that are joined with bi fold doors. The large modern kitchen features a mix of base and wall units in white gloss with contrasting worktops.

The sun room features a lantern roof and bi fold doors to the garden. A family bathroom and storage space housing white goods are also at the rear of the property.

To the first floor is a generous airy gallery landing providing access to the four double bedrooms and family bathroom.

The family bathroom features a four piece suite and is fully tiled.

The four double bedrooms are all generous with two to the front elevation and two to the rear.

The main bedroom to the front elevation benefits from fitted wardrobes.

Outside there is a low walled garden to the front with path to the front door.

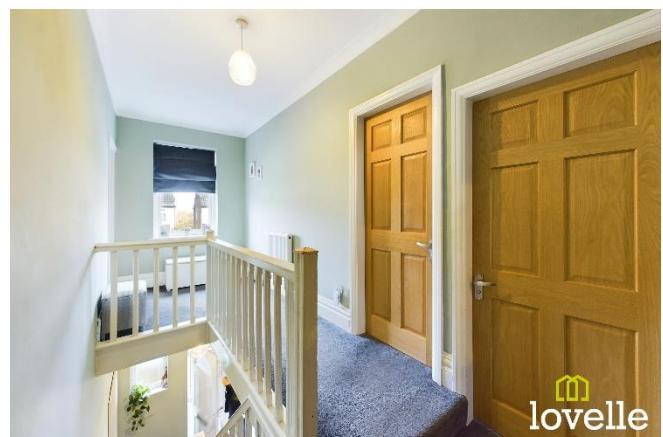
To the side of the property are double gates providing vehicular access to the hardstanding for off street parking.

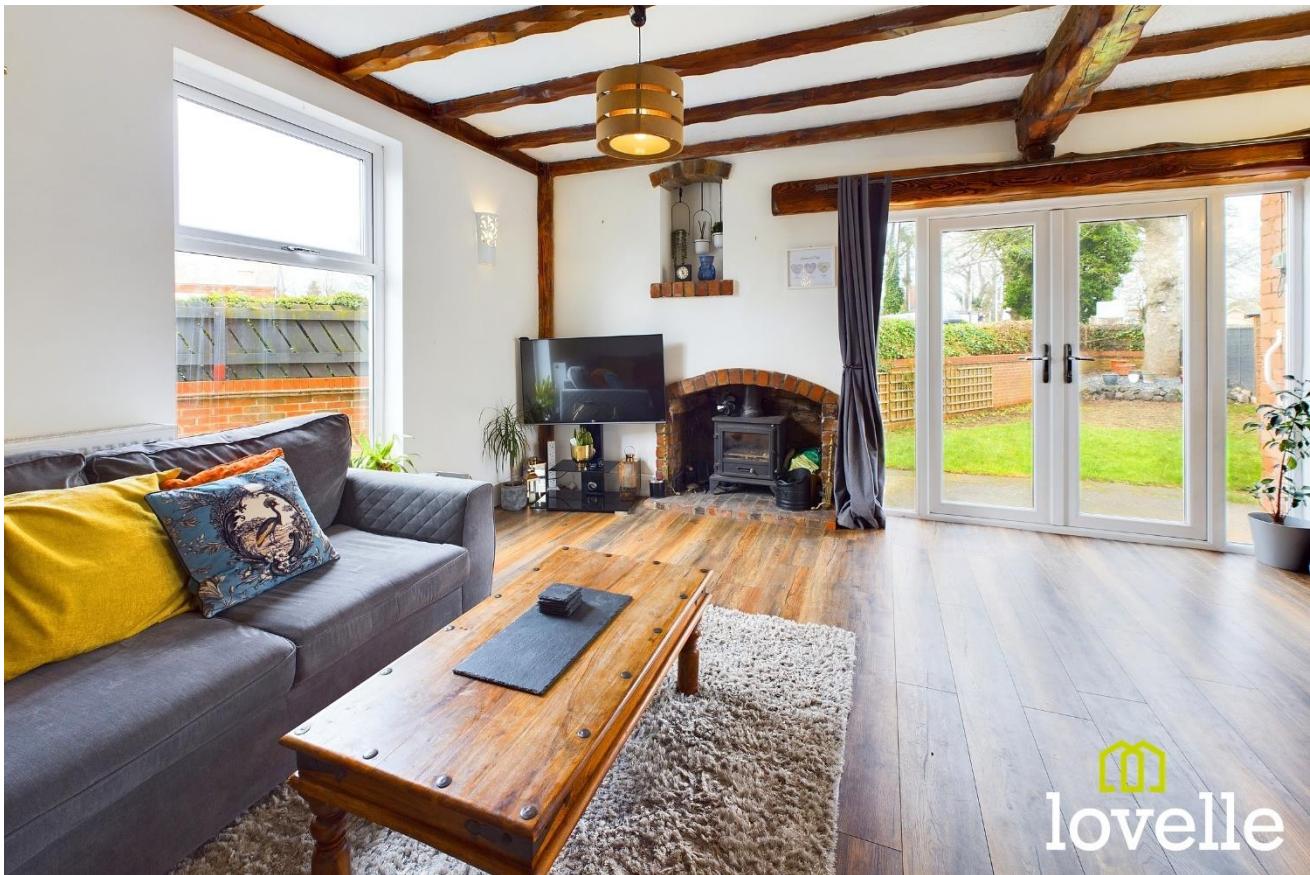
To the rear is a patio area perfect for seating and accessed via the kitchen and sun room.

To the side of the property is a private garden mainly laid to lawn with some established planting and trees.

This property has recently benefitted from the installation of new solar panels, air source heat pump, boiler and new radiators.

Do not delay, call today to book your viewing!





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PARTICULARS OF SALE

Hallway

3.74m x 1.85m (12'4" x 6'1")

Enter the large and airy hallway through a private front door. Featuring coving and architrave. Doors leading to the dining room, living room, office and kitchen. Understairs storage.



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Dining Room

4.58m x 3.64m (15'0" x 11'11")

The dining room is open into the living room allowing natural light to flow through. The dining area is currently set up to the front of the room. Bay window to the front elevation.

Living Room

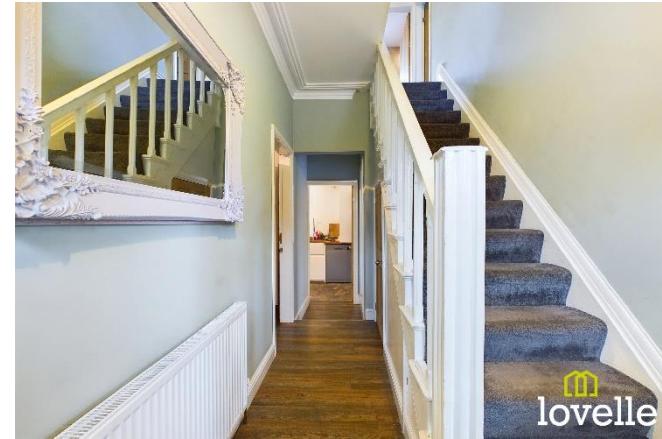
3.37m x 4.65m (11'1" x 15'4")

The living area is to the rear of the property with a window to the rear elevation and French doors to the side elevation. A log burner housed in a brick fireplace. Door leading to hallway.

Office

4.72m x 3.29m (15'6" x 10'10")

A large reception room to the front elevation with bay window. Currently used as a large home office. Featuring coving.



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Kitchen

5.36m x 4.66m (17'7" x 15'4")

A large kitchen to the rear of the property featuring a door to the side elevation and bi-fold doors to the sun room allowing flexibility for utilising the space. A mix of white gloss base and wall units with contrasting worktops. Blue butcher block tiling to splash areas. Fitted oven, hob and extractor. Belfast sink with chrome mixer tap. Space for white goods, table and seating.

Sun Room

3.09m x 3.97m (10'1" x 13'0")

At the rear of the property featuring a roof lantern and bi-fold doors to the garden, this room is filled with natural light. Access to storage room that currently houses white goods. Access to bathroom.

Bathroom

2.48m x 2.26m (8'1" x 7'5")

A three piece suite comprising of low flush WC, hand basin and walk in rainfall shower.

Bedroom Three

3.39m x 3.65m (11'1" x 12'0")

A double bedroom with window to the rear elevation. Featuring picture rail and coving.

Bedroom Four

3.41m x 2.94m (11'2" x 9'7")

A double bedroom with window to the rear elevation.

Bathroom

2.06m x 2.66m (6'10" x 8'8")

A fully tiled family bathroom featuring a four piece suite comprising of bath, hand basin, low flush WC and shower cubicle. A chrome heated towel rail.

Outside

To the front is a low walled front garden with path leading to the front door. Double gates to the side of the property lead to the garden.

To the rear of the property is a patio area for seating accessed from the kitchen and sun room, that is part walled and part fenced. To the side of the property is a part walled and part fenced garden that is mainly laid to lawn with some established planting and trees. A hard standing next to the gates provides the opportunity for off street parking.

Landing

3.79m x 1.83m (12'5" x 6'0")

A generous gallery landing filled with natural light providing access to the four bedrooms and family bathroom. Window to the front elevation. Coving and architrave.

Bedroom One

3.83m x 2.91m (12'7" x 9'6")

A large double bedroom with window to the front elevation. Featuring fitted wardrobes and coving.

Bedroom Two

3.82m x 3.66m (12'6" x 12'0")

A large double bedroom with window to the front elevation. Coving.

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.

The EPC rating of this property is - B

AGENTS NOTE

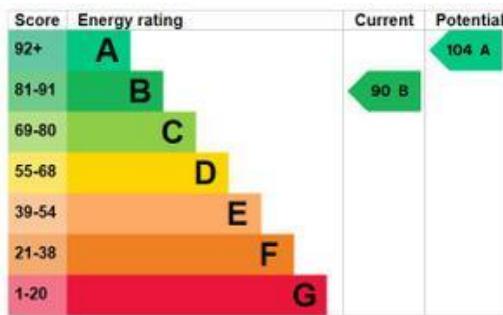
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A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0



Approximate total area⁽¹⁾

162.92 m²

1753.65 ft²



Floor 1

(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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MAP

