



Overland Road, Cottingham, East Riding of Yorkshire
Asking Price £260,000





KEY FEATURES

- Traditional Semi-Detached Property
- Desirable Location in Cottingham
- Driveway & Detached Garage
- Mature, Private Rear Garden
- Two Generous Reception Rooms
- Additional Ground Floor Shower & WC
- Retaining Character Features
- EPC Rating D
- Council Tax Band D
- Tenure Freehold



DESCRIPTION

Lovelle is delighted to welcome to the market, the opportunity to purchase an attractive, 1930's, three-bedroom, traditional, semidetached property located on Overland Road, Cottingham.

Offering an array of original features throughout, two bright and sizeable reception rooms, three well-proportioned first floor bedrooms, family bathroom with separate WC. This property provides all a family needs!

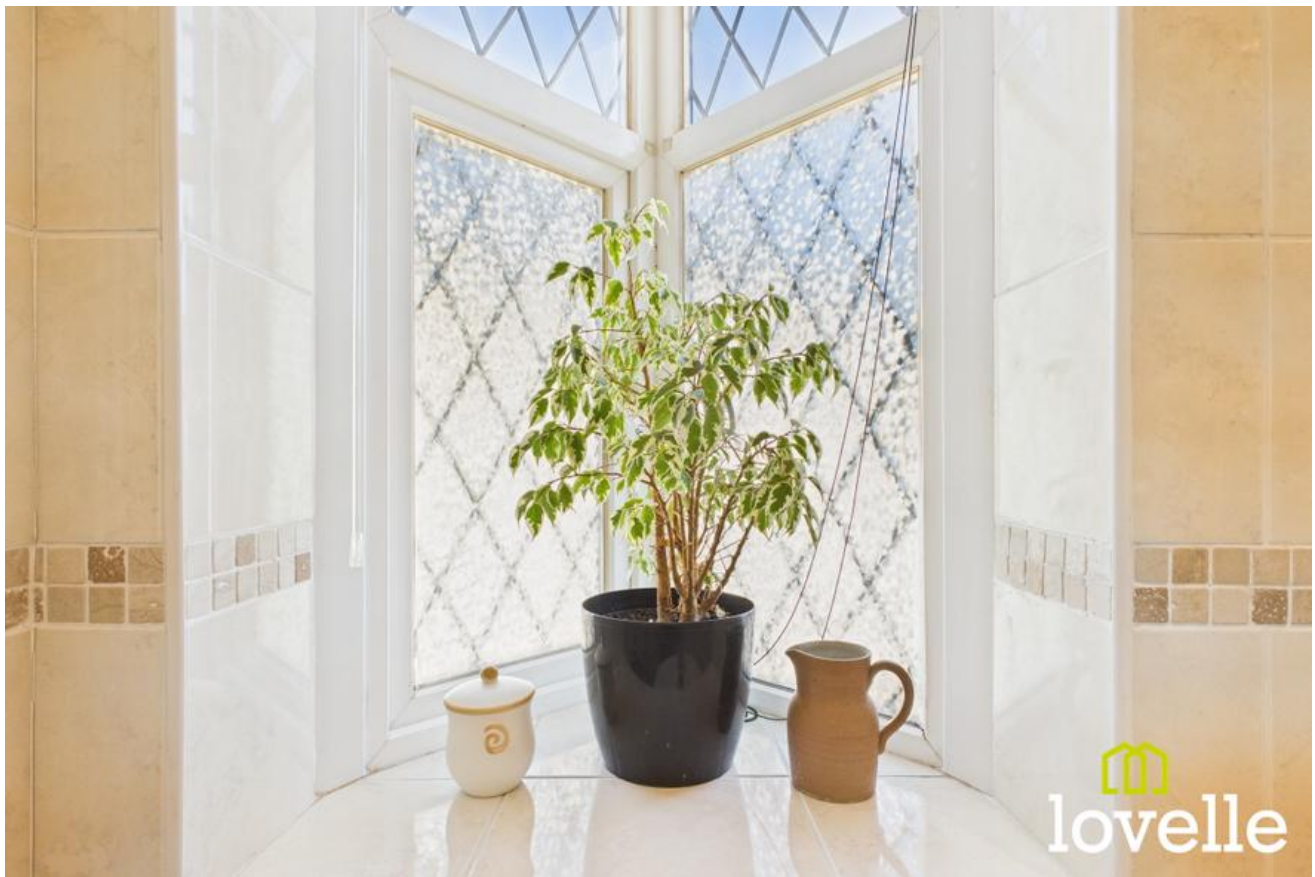
A welcome addition to the home is a practical ground floor shower and WC.

The front room boasts a large bay window, common to the style of property on Overland Road and the second reception room has the benefit of french doors overlooking the large, private mature rear garden. A fantastic outdoor space, mainly laid to lawn with hedged borders to the perimeter. An array of mature trees, plants, shrubs and greenery occupy the space, adding a tranquil place to spend time in the summer months.

To the front of the property is a useful driveway, providing off-street parking and shared access to the detached garage at the rear of the property.

This property is one to view, call the office to arrange today!





PARTICULARS OF SALE

Entrance Hall

1.75m x 4.82m (5'8" x 15'10")

A bright and airy hallway windows to the front and side elevation and composite front door. Original panelling and picture rail creating an inviting entrance to the property.

Lounge

3.37m x 4.87m (11'1" x 16'0")

The front lounge benefits from a large, fronted bay window. The room is spacious, light and neutrally decorated.

Original skirting boards and picture rails with gas fire and large double panel radiator.

Dining Room

3.27m x 4.53m (10'8" x 14'11")

Separate dining room with views to the rear elevation provided by recently installed white uPVC sliding, patio door.

Original skirting boards and picture rails with gas fire and double panel radiator. White panelled, clear glass internal door leading to kitchen.

Kitchen

1.8m x 4.89m (5'11" x 16'0")

Fitted with a range of shaker style wall and base units in country cream is this recently upgraded kitchen.

Built in Hotpoint oven with electric hob, integrated fridge freezer and slim line dishwasher with plumbing and space for a freestanding washing machine.

Double glazed windows to rear and side elevation, allowing natural light to fill the space in addition to uPVC door providing access to the garden.

Ground Floor Shower/WC

1.82m x 1.5m (6'0" x 4'11")

Useful ground floor shower room and WC. Accessible from the entrance hall and fitted with wash basin, low flush WC, tiled shower cubicle with electric shower and vertical heated towel rail and obscure double-glazed window.

Landing

1.43m x 2.85m (4'8" x 9'5")

Carpeted kite winding staircase leads to the landing space providing access to three bedrooms, bathroom, separate WC and loft access with pull down ladder. Double glazed window providing natural light from the side elevation.

Bedroom One

3.38m x 4.88m (11'1" x 16'0")

A bright and spacious double bedroom to the front elevation featuring large bay window. Original door and picture rails add charm to the property throughout. Neutrally decorated and carpeted with original fitted cupboards in alcove.

Bedroom Two

2.12m x 4.74m (7'0" x 15'7")

A second, well-proportioned double bedroom with bay window providing views over the private and rear elevation of the property. Carpeted and neutral in decoration this room provides space for double bed and freestanding cupboards and wardrobes.



Bedroom Three

2.22m x 3.47m (7'4" x 11'5")

Single room, currently used as office. Built in storage cupboard housing boiler and water tank. Large, double-glazed window with views of the rear garden and private aspect. Carpeted with neutral décor, double panelled radiator, original picture rails and door.

Bathroom

1.8m x 1.65m (5'11" x 5'5")

Fully tiled bathroom with vanity sink and mixer tap in chrome. Fitted panelled bath with electric shower overhead. Fitted chrome, vertical towel rail, original door, down lights and Oriel encasement, obscured window.

WC

1.29m x 0.77m (4'2" x 2'6")

Separate low flush WC, part tiled walls, with obscure double-glazed window.

Gardens, Driveway & Garage

Separate brick garage with pitched roof, to the rear of the property with power, light and up and over door.

The front of the property benefits from a dropped kerb with mature hedging and shrubbery to one side and a driveway with path leading to front door.

Shared access leads way to gate, providing private access to rear garden and garage.

To the rear of the property, is a generous and private garden, mainly laid to lawn with an array of trees, shrubbery and planted borders to the perimeter of the property. Benefitting patio areas to the side and rear of the garden.

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the northwest 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.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

