



South Street, Cottingham, East Riding of Yorkshire  
Asking Price £425,000







## KEY FEATURES

- Deceptively Large Property
- Semi-Detached Traditional Home
- Driveway & EV Charging Point
- Retaining Traditional Features Throughout
- Newly Installed En Suite
- Generous, Private Garden to the Rear
- Well-Maintained & Loved Family Home
- Council Tax Band D
- Tenure Freehold
- EPC rating D



## DESCRIPTION

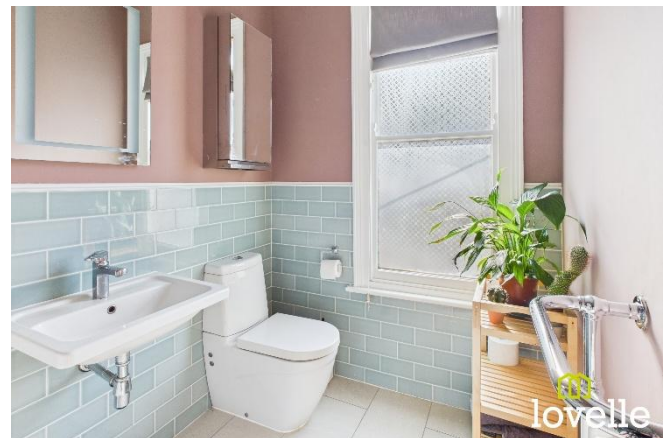
Well- situated on South Street, Cottingham stands this semi-detached, four bedroom, period property.

Retaining original features throughout, including bay fronted, sliding sash windows, internal picture rails, moulded coving and door surrounds, high ceilings and wooden floors but to name a few, the property oozes charm and appeal.

In addition, the property has benefitted from many upgrades by the current owners, who have owned and loved the property since the late 90s. Including the recently installed en-suite to the master bedroom, upgraded family bathroom, a driveway to the front of the property with additional EV charging point and re-instated fireplaces and log burner.

A sizeable and generous property to suit the needs of a growing family.

Don't miss your change to view!







## PARTICULARS OF SALE

### Entrance Hall

**7.43m x 1.75m (24'5" x 5'8")**

Beautiful original stained glass door opening into a light and airy entrance hall. With original skirting boards, cornice, architraves and corbels. Leading to three reception rooms, understairs cloak and storage, kitchen or up to the first floor of the property.

### Living Room

**4.27m x 3.93m (14'0" x 12'11")**

Accessible via the hall is the newly carpeted and decorated front reception room with traditional bay fronted window, benefitting from original sash windows. Featuring traditional cornice, picture rails, architraves and re-instated, cast iron fireplace with ceramic tile decoration.

### Lounge

**3.77m x 3.43m (12'5" x 11'4")**

Internal, bi-folding, wooden doors provide the option to separate both the lounge and front living room, or to open up the rooms to create a dual aspect living space.

Charming original timber doors leading to rear garden, re-claimed cast iron fireplace with ceramic tile surround.

Neutrally decorated and new, fitted carpet.

### Dining Room

**3.96m x 3.21m (13'0" x 10'6")**

Via the hallway, step down into this beautiful third reception room, used by the current family as a dining room. Original floorboards, exposed brick hearth with log burning stove.

Timber sash windows to the side elevation, original picture rails and architraves.

### Kitchen to include Pantry

**4.65m x 4.55m (15'4" x 14'11")**

Via the dining room is the stylish kitchen, featuring a range of base and wall units with contrasting worktops and a range of tiling to splashbacks. Featuring a built in fridge and dishwasher. Filled with natural light from French doors to the rear and window to the side elevation. Storage is also complemented by the pantry that features a range of shelving to solve all your storage needs.

### Landing

**5.39m x 0.98m (17'8" x 3'2")**

A split level landing proving access to bedrooms, family bathroom and loft access.

### Top Landing

**3.01m x 1.77m (9'11" x 5'10")**

A split level landing proving access to bedrooms, family bathroom and loft access.

### Bedroom One

**4.62m x 2.85m (15'2" x 9'5")**

A large double bedroom with bay window to the front elevation allowing natural light to fill the whole room. Featuring a window seat, fitted wardrobes, picture rail and architraves. Access to en-suite.

### Ensuite

**3.11m x 1.7m (10'2" x 5'7")**

Featuring a three piece suite comprising of low flush wc, floating hand basin and shower cubicle. Stylish butcher block tiling to splash areas. Modern heated towel rail.



### Bedroom Two

**3.81m x 3.1m (12'6" x 10'2")**

A double bedroom with built in cupboard, picture rails and sash window to the rear elevation.

### Family Bathroom

**2.17m x 1.96m (7'1" x 6'5")**

A recently installed family bathroom featuring three piece suite comprising of bath with shower over and shower screen, a low flush wc and hand basin in vanity unit. Butcher block tiling to splash areas and heated towel rail.

### Bedroom Three

**3.59m x 3.7m (11'10" x 12'1")**

A generous double bedroom to the rear of the property with bay window overlooking the private rear garden. A feature fireplace with decorative surround and tiling.

### Bedroom Four

**2.71m x 2.56m (8'11" x 8'5")**

This single bedroom is currently used as an office with window to the side elevation.

### Gardens & Driveway

To the front is off street parking on the block paved driveway.

The property also benefits from an EV charging point.

Hedging, shrubs and tree.

To the rear of the property is a large family garden featuring a patio area to the rear of the house. This leads to the lawned area of the garden with path leading to the rear decked area.

The garden also features a mix of bedding areas with established planting, shrubs and tree.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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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

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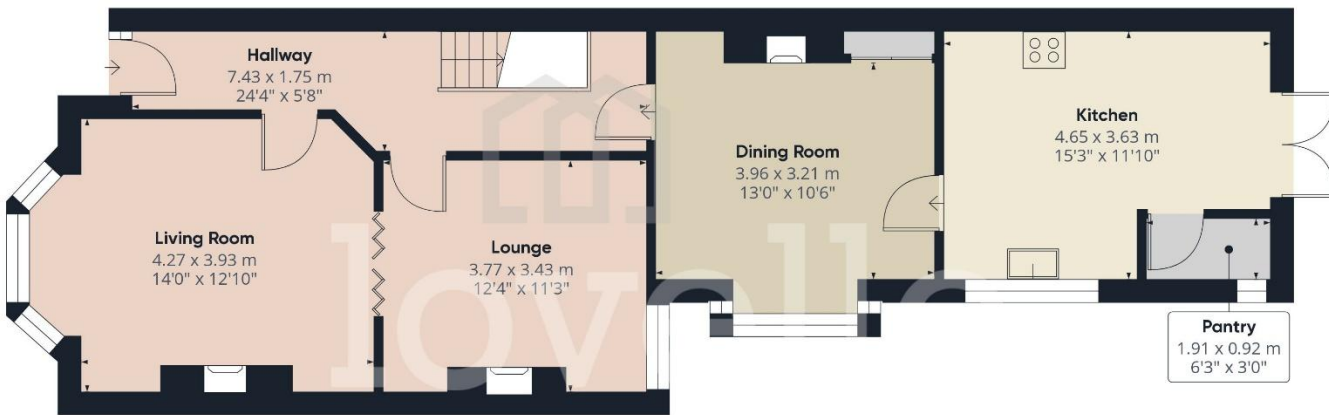
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

**A&C Homes Limited T/A Lovelle Estate Agency**

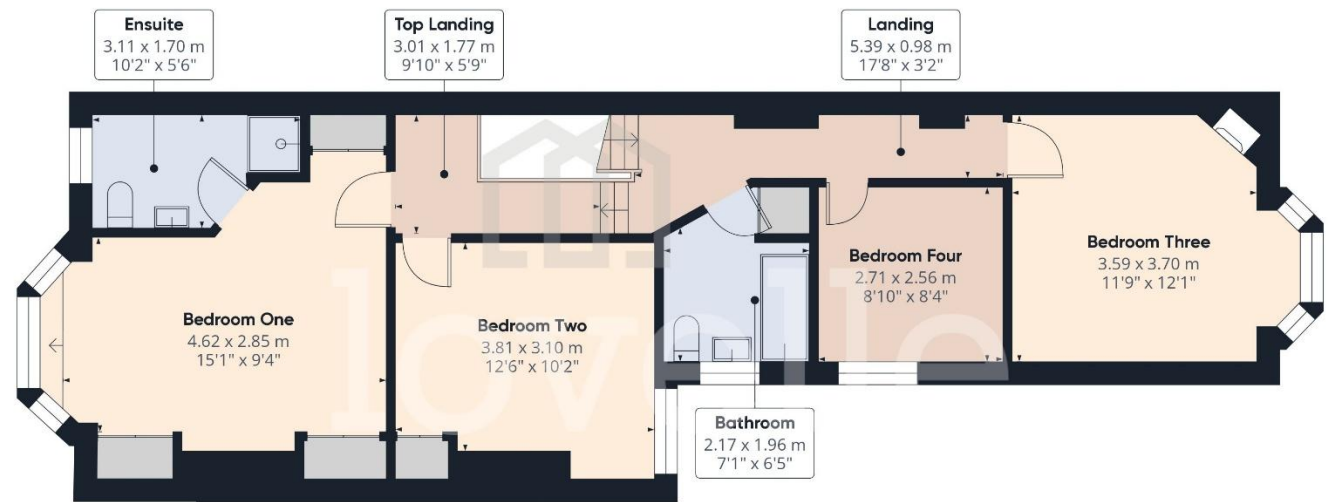


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS



Floor 0



Floor 1

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Approximate total area<sup>(1)</sup>

144.89 m<sup>2</sup>

1559.58 ft<sup>2</sup>

(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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