



Northgate, Cottingham, East Riding of Yorkshire
Asking Price £260,000





KEY FEATURES

- Sizeable End Of Terrace Property
- Four Bedrooms
- Shower/ Wet Room
- Ground Floor W.C.
- Light and Airy Lounge
- Kitchen Open to Dining Area
- Easily Maintained Gardens
- Garage & Parking Space
- Tenure Freehold
- Council Tax Band C
- EPC rating C



DESCRIPTION

This Superb End Terraced property has been loved by the same family for over 40 years, enjoys a central village location, within easy reach of all the amenities this wonderful village has to offer. The property has a light and airy feel and benefits from newly fitted carpets and vinyl flooring.

The side entrance door opens to the welcoming HALLWAY with useful understairs storage cupboard and doors opening to the ground floor accommodation to include: Cloakroom W.C.

The KITCHEN has a range of wall and base units and opens to the DINING area, enjoying views over the rear garden creating a lovely space for entertaining family & friends.

The light and airy LOUNGE has three windows allowing ample light to flow through and a feature fireplace incorporating a "living flame" effect fire, a comfortable room for the family to relax.

To the first floor are FOUR well proportioned BEDROOMS and a SHOWER/WET ROOM.

Outside there is an easily maintained rear GARDEN with attractive paving and decorative plantings to borders. A walkway takes you round to the GARAGE and PARKING SPACE to the rear of the property accessed via Queens Drive onto Spencer Way.

A lovely home, just waiting for new owners to make it their own.

Do not delay, call to arrange your viewing today!

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 & Hallway

Entrance is via the double glazed door to the side elevation, opening to the hallway, welcoming you in to view the sizeable accommodation on offer.

Ground Floor W.C.

1.59m x 1.24m (5'2" x 4'1")

There is a ground floor W.C. with toilet and wash basin. Newly fitted vinyl flooring, radiator and double glazed window.

Lounge

5.42m x 4.4m (17'10" x 14'5")

A lovely light and airy lounge with three double glazed windows allowing ample light to flow through. Feature fireplace with "living flame" effect electric fire. Radiator and newly fitted carpet.

Kitchen

3.91m x 2.84m (12'10" x 9'4")

The kitchen has a range of wall and base units with complimentary work surface and tiled splashbacks. Stainless steel sink and drainer, space for gas or electric cooker, plumbed for washing machine and dishwasher. Space for fridge freezer. Wall mounted Ideal Standard boiler. Newly fitted vinyl flooring, double glazed window and glass panelled door opening onto the rear garden. Open to the dining area.

Dining Area

3.91m x 2.44m (12'10" x 8'0")

Open from the kitchen, enjoying views over the rear garden, creating a lovely space for entertaining family & friends. Double glazed window and radiator.

Bedroom One

4.39m x 3.15m (14'5" x 10'4")

A sizeable double bedroom with useful storage cupboard. Newly fitted carpet, double glazed window to front elevation and radiator.

Bedroom Two

3.93m x 2.75m (12'11" x 9'0")

Dual aspect with double glazed windows to front and side elevations. Newly fitted carpet and radiator.

Bedroom Three

3.17m x 2.58m (10'5" x 8'6")

Double glazed window, radiator and newly fitted carpet.

Bedroom Four

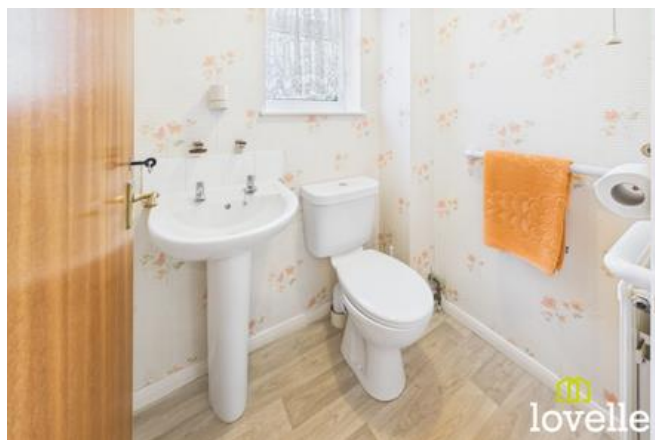
3.62m x 2.19m (11'11" x 7'2")

Double glazed window, radiator and newly fitted carpet.

Shower/ Wet Room

2.59m x 1.7m (8'6" x 5'7")

Converted to a wet room with modern Mira Advance electric shower, pedestal wash basin and low level WC. Fully tiled walls, vinyl flooring and double glazed window to side elevation.



Gardens

To the front of the property is a low rise brick wall with wrought iron gate opening to a walkway leading to the side elevation entrance door.

A timber gate opens to the easily maintained rear garden with attractive paving and decorative plantings to borders.

Garage & Parking

5.33m x 2.81m (17'6" x 9'2")

The garage and parking space can be accessed via Queens Drive and turning right onto Spencer Way opening to the parking space. The garage has a metal up and over door providing vehicle access, power and light supplied. Window and internal door providing access to rear garden.

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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



