

Oppy Wood Close, Cottingham, East Riding of Yorkshire
Asking Price £190,000





KEY FEATURES

- Modern Mews Style Property
- Two Double Bedrooms
- Contemporary Bathroom & Ground Floor W.C.
- Kitchen with Integrated Appliances and Patio Doors
- Enclosed Rear Garden
- Allocated Parking for Two Vehicles
- Tenure Freehold
- Council Tax Band C
- EPC rating B



DESCRIPTION

The KENLEY is a MODERN MEWS STYLE PROPERTY built by Barratt homes in 2021 and has the remaining NHBC warranty to 2031. Set on Poppy Fields development off Harland Way, Cottingham. The property offers A TURN KEY opportunity, presenting stylish, contemporary accommodation that would suit the first time/ young family buyer.

The canopied front entrance door opens to the porch, welcoming you in to view this beautifully presented home.

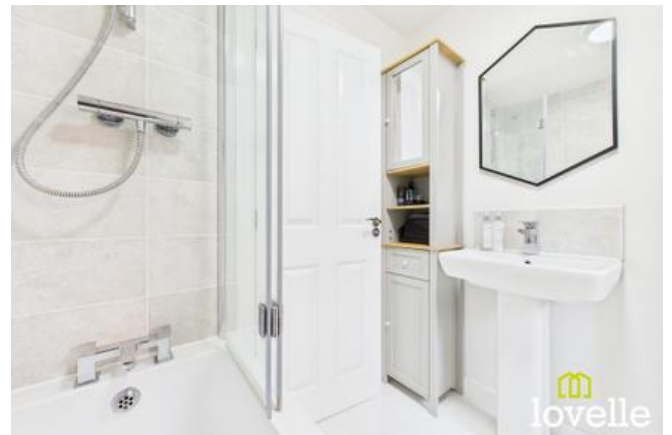
There is a comfortable LOUNGE with feature staircase leading up to the first floor and a door opening to the contemporary DINING KITCHEN with integrated appliances. Patio doors open out to the ENCLOSED rear GARDEN. There is a useful storage cupboard and GROUND FLOOR W.C.

To the first floor are TWO DOUBLE BEDROOMS and a contemporary BATHROOM.

Outside there are TWO ALLOCATED PARKING spaces and steps taking you round to the gated rear garden. Just across from Oppy Wood Close is the children's play area, a lovely spot for family.

Location

Located off Jack Harrison Avenue, set in the charming village of Cottingham in East Yorkshire, offering a desirable residential setting with a mix of modern homes and a welcoming community atmosphere, including a nearby children's play park. . Positioned on the edge of the village, it provides a peaceful environment while being within easy reach of Cottingham's excellent amenities, including shops, cafes, pubs, and well-regarded schools. The area benefits from convenient transport links, with Cottingham train station offering connections to Hull and beyond, and nearby road networks providing easy access to surrounding towns.





PARTICULARS OF SALE

Entrance Porch

1.01m x 0.8m (3'4" x 2'7")

An attractive canopied front entrance door opens to welcome you into view this beautifully presented contemporary home. A door opens to the lounge.

Lounge

3.92m x 3.54m (12'11" x 11'7")

A comfortable lounge with feature staircase taking you up to the first floor.

Radiator and double glazed window to front elevation with attractive shutter blinds.

Dining Kitchen

3.91m x 2.34m (12'10" x 7'8")

A fabulous open plan dining kitchen with a superb range of fitted units to base and walls with complimentary work surface and upstands. Integrated appliances and built in oven with four ring gas hob and stainless steel extractor hood above. Tiled floor and useful storage cupboard. Ample space for table & chairs and patio doors with privacy coating, opening to the rear garden, creating a lovely space for entertaining family & friends.

Ground Floor W.C.

Ground floor W.C. with push button W.C and pedestal wash basin. Double glazed obscure window, radiator and tiled floor.

Bedroom One

3.96m x 2.83m (13'0" x 9'4")

A double bedroom with double glazed window to front elevation and attractive shutter blinds. Built in storage cupboard and ample space for bedroom furniture.

Bedroom Two

3.97m x 2.32m (13'0" x 7'7")

A further double bedroom, double glazed window to rear elevation with attractive shutter blinds and radiator.

Bathroom

1.95m x 1.85m (6'5" x 6'1")

Contemporary bathroom with three piece suite to include: panelled bath with overhead shower and screen. Pedestal wash basin and low level W.C. Double glazed obscure window and towel heater.



Garden

An enclosed rear garden with timber fencing to boundaries, mainly laid to lawn with a paved patio area and steps taking you down to the side elevation with timber gate access to the front of the property.

Parking

There are two allocated parking spaces to the front of the property.

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

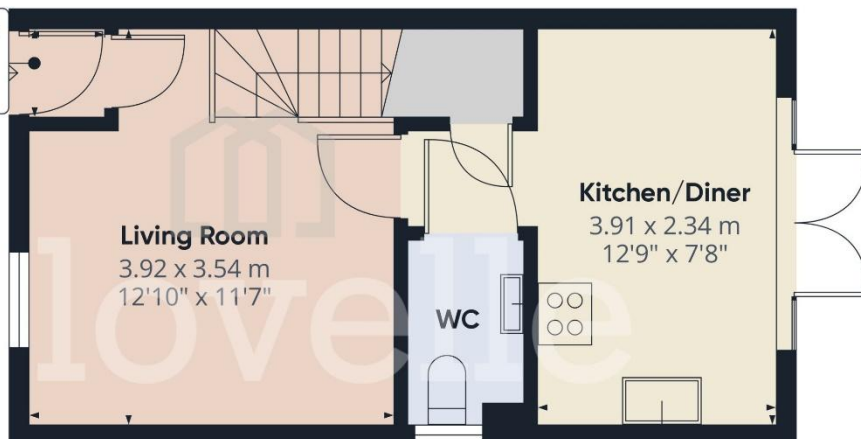


FLOOR PLANS



Entrance Porch

1.01 x 0.80 m
3'3" x 2'7"



Floor 0

Approximate total area⁽¹⁾

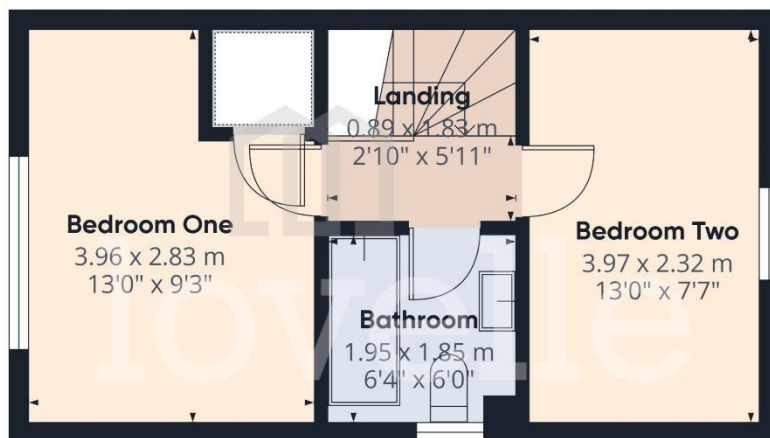
52.26 m²
562.53 ft²

(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.

GIRAFFE360



Floor 1

