



Northgate, Cottingham, East Riding of Yorkshire  
£295,000







## KEY FEATURES

- Extensive Town House
- Central Village Location
- Two Double Bedrooms
- Lavish Family Bathroom
- Contemporary Breakfast Kitchen
- Lounge Open to Dining Area
- Breathtaking Rear Garden
- Summer House, Workshop & Greenhouse
- Tenure Freehold
- Council Tax Band B
- EPC rating U



## DESCRIPTION

Prepare to be wowed!!!

This recently EXTENDED TRADITIONAL TOWN HOUSE has been lovingly enhanced and upgraded by the current owners to create a stylish, contemporary home, exudes attention to detail on every turn.

A modern composite door opens to the hallway welcoming you in to view this wonderful property. Attractive tiling and staircase leading to the first floor accommodation. A solid oak door opens to the tastefully styled LOUNGE which extends to the light and airy DINING room. The recent BREAKFAST KITCHEN extension is light and airy with vaulted ceiling, Velux windows and bi fold doors, allowing ample light to flow through. Perfect for the culinary member of the family with an impressive range of high gloss units and granite work surfaces. Bi-folding doors open, bringing the outdoors in, creating a wonderful space for entertaining family and friends.

To the first floor is a lavish family BATHROOM with a four piece suite and TWO beautifully styled, generously proportioned DOUBLE BEDROOMS.

Outside there is ample off road parking to the front of the property.

The rear GARDEN is simply breath-taking, beautifully landscaped with mature plantings and colourful shrubbery to the borders. Wonder on down past the water feature and timber built SUMMER HOUSE/ Garden room with power & light and large picture window enjoying views over the garden, a lovely quiet retreat to enjoy the wonderful outdoors.

**VIEWING IS AN ABSOLUTE MUST!!**

## 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

A modern composite door opens to welcome you in to view this lovely home. Attractive tiling and recently carpeted staircase takes you up to the first floor landing with useful storage cupboards and loft access. A solid oak door opens into the lounge/dining room.

### Lounge

**7.34m x 3.45m (24'1" x 11'4")**

(measured through to dining area) The tastefully styled lounge has a comfortable homely feel with feature fireplace and attractive shutters to the walk in bay window. Attractive school radiators and shelving providing decorative features in keeping with the era. A recently fitted carpet runs through to the dining area....

### Dining Area

The dining area has bespoke storage and shelving units with lighted display. There is ample space for table & chairs and feature solid wood door slides open to the breakfast kitchen, creating a lovely space for entertaining family & friends.

### Breakfast Kitchen

**4.45m x 3.64m (14'7" x 11'11")**

The recent extension forms a fabulous breakfast kitchen with vaulted ceiling and Velux windows, bi folding doors that open and enjoy views of the breath-taking rear garden. An impressive array of units with central island feature and modern appliances, a wonderful space for the culinary member of the family to enjoy.

### Bedroom One

**3.95m x 3.46m (13'0" x 11'5")**

This generously proportioned double bedroom is tastefully styled with feature cast iron fireplace and wall panelling. An impressive range of sliding wardrobes provide ample storage space. Double glazed bay window to the front elevation, radiator and recent carpet flooring.

### Bedroom Two

**3.79m x 3.2m (12'5" x 10'6")**

A sizeable double bedroom with original built-in storage cupboard and feature wall coving. Large double glazed window overlooking the stunning rear garden.

### Bathroom

**3.81m x 2.45m (12'6" x 8'0")**

The lavish family bathroom has a real wow factor with rustic exposed brick feature wall and a contemporary four piece suite including a bath tub with mixer tap. Vanity unit incorporating his and hers sinks and soft close drawers and storage cupboards below, WC with concealed cistern and double shower cubicle with shower. Two double glazed windows, chrome towel rail radiator and contemporary tiling to walls and floor. Spot lighting to the ceiling.

### Loft Access

A drop down ladder provides access to the useful loft space with Velux window.



### Off Road Parking

To the front of the property is a dropped kerb with attractive pebble forecourt, providing ample off road parking for several vehicles.

### Garden

The spectacular rear garden is simply breath-taking. There is an attractive paved patio area, ideal for outdoor seating and entertaining. Attractive shrubbery and mature plantings to the borders with steppingstones inviting you to explore further. As you wonder further there is a tranquil water feature.

Greenhouse and 3 sheds. Weatherproof sockets, outdoor tap and lighting.

### Summer House/ Garden Room

**5.73m x 2.93m (18'10" x 9'7")**

Wonder on further to the superb timber built Summer house/ Garden room with power & light supplied and large picture window, a lovely addition to the property to retreat to enjoy the wonderful outdoors.



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## TENURE

The tenure of this property is Freehold.

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## SERVICE CHARGE

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## LOCAL AUTHORITY

Council tax band: B

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



