



Montreal Crescent, Cottingham, East Riding of Yorkshire
Asking Price £230,000





KEY FEATURES

- Superb Semi Detached Home
- Three Bedrooms
- First Floor Shower Room & Ground Floor W.C.
- Comfortable Lounge & Snug/Diner
- Open Plan Dining Kitchen
- Conservatory
- Attractive Rear Garden & Garden Shed
- Garage & Driveway
- Tenure Freehold
- Council Tax Band C
- EPC rating C



DESCRIPTION

This Superb SEMI DETACHED Home has been loved by the same family for over 40 years, coming to the market looking for a new family to love and make it their own.

The front entrance door opens to the hallway inviting you in to view the well proportioned accommodation. There is a ground floor W.C. and doors opening to the comfortable LOUNGE with feature fireplace. There is a versatile second reception/ DINING/SNUG adjoining the CONSERVATORY and double doors open to the DINING KITCHEN, creating a wonderful space for entertaining family and friends.

To the first floor are THREE sizeable BEDROOMS and a SHOWER/bathroom.

Outside there is a sizeable rear garden, adorned with mature trees and shrubbery, mainly laid to lawn with steppingstones taking you to the garden shed.

A block paved DRIVEWAY, providing ample off road parking and access to the GARAGE with power and light

A superb property offering huge potential, 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

2.9m x 1.85m (9'6" x 6'1")

A double glazed front entrance door opens to the hallway inviting you in to view the well proportioned accommodation on offer. Feature staircase takes you up to the first floor and doors to ...

Ground Floor W.C.

1.87m x 0.82m (6'1" x 2'8")

Ground floor W.C. with tiling to walls and laminate flooring. Toilet and wash basin. Double glazed obscure window and radiator.

Lounge

4.81m x 3.31m (15'10" x 10'11")

A light and airy living room with feature fireplace and double glazed bay window to front elevation. Radiator and doors to the dining/snug and kitchen.

Snug/ Dining/ Reception

3.02m x 2.64m (9'11" x 8'8")

A door opens from the lounge to this versatile room that could be used in a variety of ways. Radiator and French doors opening to the conservatory.

Conservatory/ Sunroom

4.71m x 2.8m (15'6" x 9'2")

A lovely addition to the property is the conservatory/ sun room enjoying views over the rear garden. Part brick and Upvc construction with polycarbonate roof.

Bedroom One

4.16m x 2.99m (13'7" x 9'10")

A double bedroom with a range of fitted wardrobes and dressing unit. Double glazed window and radiator.

Bedroom Two

2.86m x 2.39m (9'5" x 7'10")

A double bedroom with double glazed window and radiator.

Bedroom Three

3.32m x 2.49m (10'11" x 8'2")

Light and airy with two double glazed windows and radiator.

Shower/Bathroom

1.99m x 1.67m (6'6" x 5'6")

Tiled walls and vinyl flooring. Walk in shower cubicle, low level W.C. and pedestal wash basin. Radiator and obscure double glazed window.



Garden

A sizeable rear garden adorned with mature trees and shrubbery. Mainly laid to lawn with steppingstones leading to the garden shed. Timber fencing to boundaries.

Garage & Driveway

5.81m x 2.89m (19'1" x 9'6")

A block paved driveway provides ample off road parking and leads down to the garage with metal up and over door providing vehicle access. Power and light supplied

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

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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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<div></div> <div><p>Approximate total area⁽¹⁾</p><p>114.18 m² 1229.04 ft²</p><p>Reduced headroom</p><p>0.01 m² 0.14 ft²</p></div>
 <p>Floor 0 Building 2</p>		<div><p>(1) Excluding balconies and terraces</p><p>Reduced headroom</p><p>..... Below 1.5 m/5 ft</p><p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p><p>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.</p><p>GIRAFFE360</p></div>

