



Burton Road, Cottingham, East Riding of Yorkshire
Asking Price £325,000





KEY FEATURES

- Extensive Semi Detached Home
- Four Sizeable Bedrooms
- Modern Family Bathroom
- Through Lounge & Study/Snug
- Fabulous Open Plan Dining Kitchen/ Family Room
- Ground Floor Cloakroom W.C.
- Garage & Ample Off Road Parking
- Delightful Gardens
- Council Tax Band D
- Tenure Freehold
- EPC rating C



DESCRIPTION

This impressive FOUR BED SEMI DETACHED home has been EXTENDED, and beautifully upgraded by the current owner to present a TURN KEY opportunity.

Offering generously proportioned accommodation to include : FOUR SIZEABLE BEDROOMS and a modern family BATHROOM to the first floor.

The through LOUNGE provides a comfortable room for the family to relax and unwind.

The generously proportioned accommodation includes: a STUDY/SNUG and a fabulous OPEN PLAN DINING KITCHEN/FAMILY ROOM with PATIO DOORS opening out to the rear garden, creating a wonderful space for entertaining family and friends

Occupying a sizeable plot with private DRIVE, providing ample OFF ROAD PARKING, GARAGE & private GARDEN

Only by viewing will you fully appreciate the full potential of this family home.

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 to the side of the property with a Upvc door opening into the hallway featuring a tall radiator, welcoming you in to view this fabulous family home.

Ground Floor W.C

1.45m x 0.91m (4'10" x 3'0")

Ground floor W.C. with low level toilet and vanity wash basin. Radiator and obscure double glazed window.

Lounge

6m x 3.37m (19'8" x 11'1")

A comfortable lounge with feature fireplace with gas fire and two double glazed windows to front elevation. Two radiators and laminate flooring. A lovely room for the family to relax and unwind.

Study/ Snug

3.18m x 2.98m (10'5" x 9'10")

This versatile room is open from the dining kitchen, could be used as a playroom or snug, currently used as a study and perfect for those working from home. Radiator.

Open Plan Dining Kitchen/Family Room

5.58m x 3.33m (18'4" x 10'11")

The recent extension incorporates a contemporary, open plan dining kitchen/ family room with an impressive range of high gloss, soft close, wall and base units with complimentary work surfaces and upstands. Built-in oven induction hob with stainless steel extractor hood above. Integrated appliances include a full sized dishwasher, full height fridge and full height freezer. Central island feature with sink and shower tap. Ample light flows through from the three remote controlled Velux windows, feature windows and double glazed French doors opening out to bring the outdoors in, creating a fabulous space to entertain family and friends. Two tall radiators.

Dining Area

3.47m x 2.24m (11'5" x 7'4")

Adjoining the open plan area, featuring tall radiator.

Bedroom One

3.19m x 2.79m (10'6" x 9'2")

A double bedroom with built in slide robes. Double glazed window and radiator.

Bedroom Two

3.19m x 3.18m (10'6" x 10'5")

A further double bedroom with double glazed window and radiator.

Bedroom Three

2.73m x 2.81m (9'0" x 9'2")

A double bedroom with double glazed window and radiator.

Bedroom Four

2.71m x 2.58m (8'11" x 8'6")

Double bedroom with double glazed window and radiator.

Family Bathroom

2.86m x 1.65m (9'5" x 5'5")

Tiled bathroom with four piece suite to include: feature free standing bath, shower cubicle, vanity wash basin and low level W.C. obscure double glazed window, vinyl flooring and radiator.



Garden

To the front of the property is a lawned area with attractive shrubbery to boundary. The enclosed rear garden is family friendly with attractive shrubbery to boundary, a lawn and patio area, a perfect spot for outdoor dining.

Driveway & Garage

Garage measurement. **6.05m x 3.46m (19'10" x 11'5")**

Attractive pebbled driveway provides ample space for off road parking and access to the garage. Remote door provides vehicle access to the garage with power and light supplied. Garage is double skinned and fully insulated with double glazed uPVC rear door.

TENURE

The tenure of this property is Freehold.

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/>

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:-

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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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 2



Approximate total area⁽¹⁾

133.36 m²
1435.48 ft²

Reduced headroom

0.15 m²
1.62 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

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