



Kingtree Avenue, Cottingham, East Riding of  
Yorkshire

Asking Price £300,000





## KEY FEATURES

- Deceptively Spacious Semi Detached
- Garage & Off-Street Parking
- Contemporary Open Plan Living Space
- EV Charging Point
- Bright & Airy Lounge
- Three Double Bedrooms
- Sizeable Rear Garden
- Tenure: Freehold
- Council Tax Band D
- EPC rating TBC





## DESCRIPTION

Situated in a fantastic central location in Cottingham, this delightful semi-detached property sits on a very spacious plot with open plan living!

The ground floor offers a lovely lounge to the front with a contemporary open plan kitchen diner through to a sunroom at the rear. There is also a utility off the kitchen and a downstairs WC.

To the first floor there are three ample sized double bedrooms and a family bathroom.

Externally, the property has a low maintenance frontage with side driveway and EV charging point. The generous rear garden offers an ample sized paved patio area providing a superb entertaining space with a substantial lawned area. There is also a shed and two summerhouses.

An excellent family home that is not to be missed!









## PARTICULARS OF SALE

### Entrance

Entrance to the property is via a composite entrance door into a porch with further uPVC entrance door into the hallway. The hallway provides access to the lounge and kitchen diner. Stairs to the first-floor accommodation, uPVC window to the side elevation, understairs storage cupboard and radiator.

### Lounge

Walk-in bay window to the front elevation and radiator.

### Kitchen Diner

Spacious lounge diner fitted with a contemporary range of units with contrasting worktops. The kitchen features a breakfast bar, Kenwood 5 ring gas range style cooker, integrated fridge and freezer, slimline dishwasher, ceramic sink and drainer and a spacious pantry cupboard. Open plan access to the conservatory and door to the utility. uPVC window to the side elevation and radiator.

### Conservatory

A fantastic addition to the property, the conservatory offers extended living space from the kitchen diner with French doors opening on to the patio.

### Utility

With full height fitted unit, plumbing for a washing machine, uPVC window to the rear and door to the side elevation.

### First Floor Accommodation

#### Landing

Access to all three bedrooms and bathroom, loft hatch and uPVC window to the side elevation.

#### Bedroom One

Double bedroom with built in cupboard, storage to the eaves, uPVC window to the front elevation, radiator.

#### Bedroom Two

Double bedroom with built in cupboard, uPVC window to the rear elevation, radiator.

#### Bedroom Three

Double bedroom with uPVC windows to the side and rear elevation, radiator.

### Bathroom

Fitted with a three-piece bath comprising bath with electric shower over and glass shower screen, pedestal wash hand basin and low flush WC. uPVC window to the side elevation and heated towel rail.

### Garage

With up and over vehicle door, power and lighting.

### Frontage

Immediately to the front of the property is a paved area providing access to the entrance, with the remainder of the frontage having slate chippings. There is a driveway that leads down the side of the property to the garage, partly covered by a car port. At the side of the property is also an electric vehicle charging point.



### Rear Garden

A very well-proportioned rear garden offering a generous lawned area and excellent patio area providing a superb entertaining space. There is also a shed and two summerhouses.

### Location

The property is situated in this sought after residential location, the village of Cottingham, which lies approximately five miles to the northwest 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 regions' motorway network. There is a local train service available, 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.

### Directions

From Lovelle Estate Agency, King Street, Cottingham, HU16 5QQ turn left on to Hallgate. Follow the bend to the right and take the first right hand turning into Arlington Avenue. This leads on to Kingtree Avenue. Follow to the bend to the left and the subject property is on the left-hand side and can be identified by our 'For Sale' board.

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## TENURE

The tenure of this property is Freehold.

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## 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/>

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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

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

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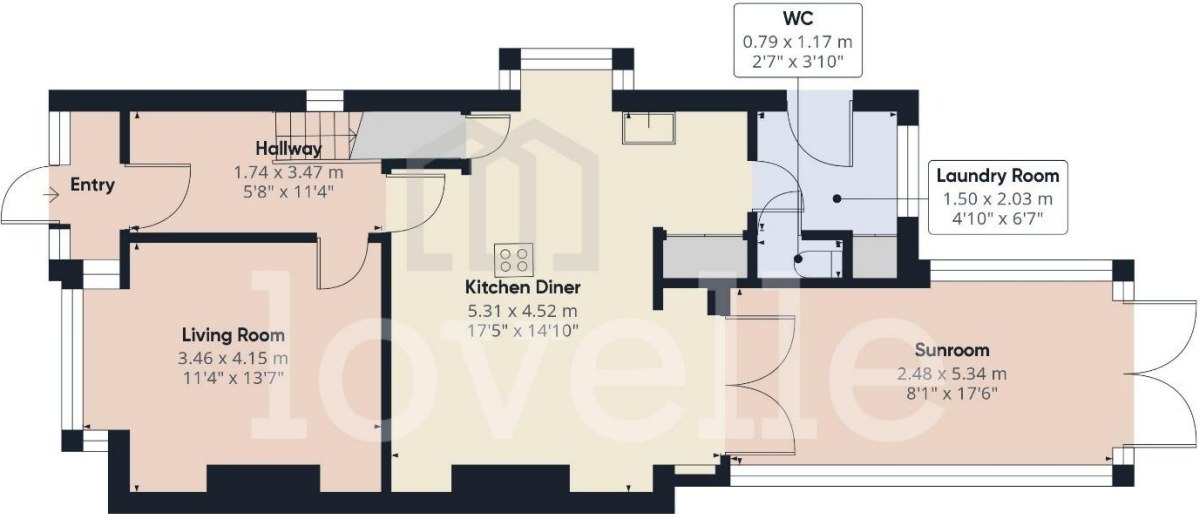
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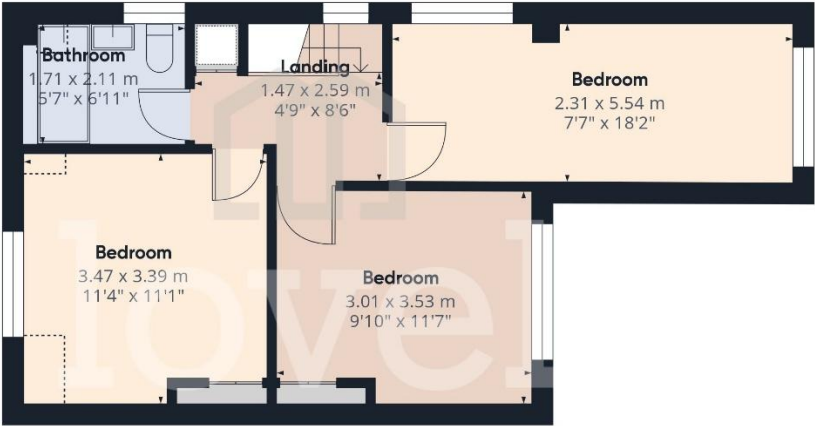
## A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

106.54 m<sup>2</sup>  
1146.78 ft<sup>2</sup>

Reduced headroom

0.81 m<sup>2</sup>  
8.69 ft<sup>2</sup>

(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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