



Devon Street, Cottingham, East Riding of Yorkshire  
Asking Price £175,000







## KEY FEATURES

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Garden
- Garage
- Close to Train Station
- Close to Shops
- Close to Schools
- Village Location
- Total Area 76 Square Metres
- EPC rating D



## DESCRIPTION

Lovelle are pleased to present this three bedroom semi detached house to the market on Devon Street, Cottingham.

To the ground floor there is a bright and airy living room filled with natural light from the large bay window. A second reception room to the rear is a perfect space for dining or relaxing. The ground floor is also home to the kitchen, pantry, utility room and guest WC.

To the first floor are three generous bedrooms. The largest to the front features a bay window and fitted wardrobes. The further two bedrooms have windows to the rear elevation, with one also benefitting from fitted wardrobes. The three bedrooms are served by the family bathroom with three piece suite.

To the front is a low walled garden with gate providing access from the street. Laid to gravel with a mix of planting. To the rear is an enclosed rear garden. From the house is a patio area with steps leading to the garden that is currently laid to artificial grass with a mix of planting. A gate provides side access to the street.

To the end of Devon Street access is providing to a block of garages, one of which this property benefits from.

Do not delay, call and book your viewing today!







## PARTICULARS OF SALE

### Hallway

**1.55m x 1.12m (5'1" x 3'8")**

Enter through a private front door. Access to living room and stairs to first floor.

### Living Room

**4.34m x 3.69m (14'2" x 12'1")**

A bright and spacious living room filled with natural light from the bay window to the front elevation. A decorative fire surround acts as a focal point in the room.

### Dining Room

**3.36m x 2.44m (11'0" x 8'0")**

Leading off the living room is a dining room with window to the rear elevation.

### Kitchen

**3.34m x 2.32m (11'0" x 7'7")**

Leading off the dining room the kitchen features a range of wall and base units in wood effect with neutral worktops. Stainless steel sink with mixer tap, oven, hob, extractor and space for white goods. A handy pantry cupboard perfect for storage. Window to side elevation and door leading to utility room.

### Utility Room

**1.31m x 1.2m (4'4" x 3'11")**

Space for white goods. Door to guest WC. Door providing access to rear garden.

### WC

**1.37m x 0.78m (4'6" x 2'7")**

Low flush WC and hand basin.

### Landing

**2.55m x 1.15m (8'5" x 3'10")**

A light and airy landing providing access to bedrooms and bathroom. Loft access.

### Bedroom

**4.48m x 2.75m (14'8" x 9'0")**

A large bedroom filled with light from the bay window to the front elevation. Fitted wardrobes.

### Bedroom

**3.34m x 2.32m (11'0" x 7'7")**

A generous bedroom with window to the rear elevation. Fitted wardrobes.

### Bedroom

**2.42m x 1.93m (7'11" x 6'4")**

A generous third bedroom with window to the rear elevation.

### Bathroom

**1.86m x 1.55m (6'1" x 5'1")**

Featuring a three piece suite in white comprising of bath with shower over, low flush WC and hand basin. White tiling and heated towel rail.



### Garage

**4.88m x 2.8m (16'0" x 9'2")**

Located at the end of Devon street is a garage with up and over door.

### Outside

To the front is a low walled garden with gate providing access from the street. Laid to gravel with a mix of planting.

To the rear is an enclosed rear garden. From the house is a patio area with steps leading to the garden that is currently laid to artificial grass with a mix of planting. A gate provides side access to the street.



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## TENURE

The tenure of this property is Freehold.

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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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FLOOR PLANS



