



Park Lane, Cottingham, East Riding of Yorkshire
Asking Price £240,000





KEY FEATURES

- End of Terrace
- Three Bedrooms
- Driveway
- Garden
- Open Plan Kitchen Diner
- Reception Room
- Close to Park
- Close to Schools
- Transport Links
- Total Area 96 Square Metres
- EPC rating E



DESCRIPTION

Lovelle are proud to present this three bedroom end of terrace house in the heart of Cottingham. Close to village centre, parks and schools.

Enter through a private door into a spacious hallway which provides access to the front reception room and open plan living to the rear of the property. Stairs lead to the first floor bedrooms and family bathroom. The living room is filled with light from the bay window to the front elevation. To the rear of the property is the open plan living providing kitchen, dining and family area. The family and dining area has a feature fireplace and window to the rear elevation. The kitchen area features a range of base and wall units with contrasting worktops, a selection of integrated appliances and French doors opening onto a decked area in the garden. The ground floor also benefits from a guest WC with low flush toilet and hand basin.

To the first floor are three bedrooms and a family bathroom. The first bedroom is filled with light from the bay window to the front elevation and benefits from fitted wardrobes across one wall. The second bedroom is a generous double with window to the rear elevation. A comfortable third bedroom with window to the front elevation could also be utilised as an office, dressing room or hobby room. The bedrooms are all served by a stylish family bathroom featuring a three piece suite comprising of bath with shower over, hand basin and low flush toilet.

Outside the front of the property is laid to gravel providing off street parking. To the rear of the property is an enclosed private garden. The garden features a brick paved patio area, decked area and lawned area providing space for the whole family to enjoy and entertain.

Do not delay book your viewing today!





PARTICULARS OF SALE

Hallway

3.74m x 1.96m (12'4" x 6'5")

Enter through a private door into a spacious hallway. Access to living room and open plan living area. Stairs leading to first floor accommodation.

Living Room

3.75m x 3.45m (12'4" x 11'4")

A large living room filled with natural light from the bay window to the front elevation.

Dining Room

3.83m x 4.57m (12'7" x 15'0")

Part of the open plan living area. A dining and living space that leads into the open kitchen. A feature fireplace, window to rear elevation and access to guest WC.

Kitchen

3.67m x 2.29m (12'0" x 7'6")

A modern kitchen featuring a mix of base and wall units in white with contrasting wood style worktops. A selection of integrated appliances. Window to side elevation and French doors leading to the decked area of the garden.

WC

2.57m x 0.81m (8'5" x 2'8")

Featuring a low flush toilet and hand basin.

Landing

2.95m x 1.11m (9'8" x 3'7")

Providing access to bedrooms and family bathroom.

Bedroom

4.24m x 2.91m (13'11" x 9'6")

A double bedroom filled with natural light from the bay window to the front elevation. This bedroom benefits from fitted wardrobes.

Bedroom

3.82m x 3.49m (12'6" x 11'6")

A double bedroom with window to the rear elevation.

Bedroom

2.46m x 1.97m (8'1" x 6'6")

A third bedroom with window to the front elevation. This room could also be utilised as a home office, dressing room or hobby room.

Bathroom

2.03m x 1.9m (6'8" x 6'2")

A stylish family bathroom featuring a three piece suite comprising of bath with shower over, hand basin in vanity unit and low flush toilet. Heated towel rail.

Outside

Outside the front of the property is laid to gravel providing off street parking. To the rear of the property is an enclosed private garden. The garden features a brick paved patio area, decked area and lawned area providing space for the whole family to enjoy and entertain.



TENURE

The tenure of this property is Freehold.

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/>

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:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

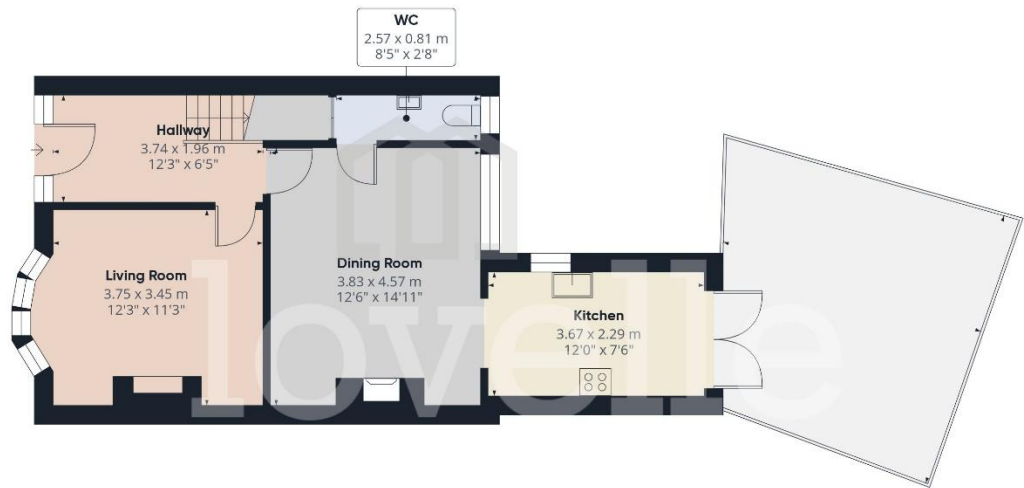
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

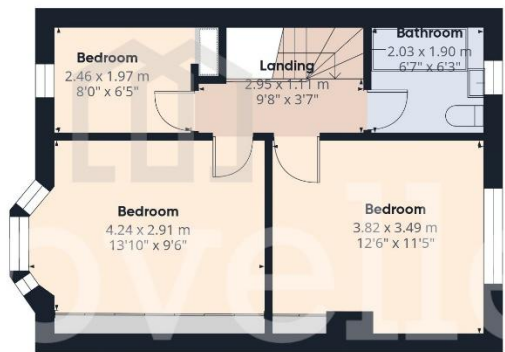


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area^m

88.2 m²
950 ft²

Balconies and terraces

22.5 m²
242 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE 360

