



Thwaite Street, Cottingham, East Riding of Yorkshire
 Asking Price £180,000





KEY FEATURES

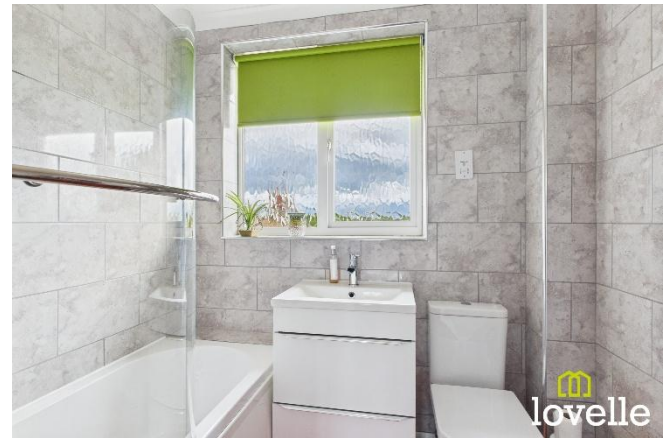
- Central Location
- Two Bedrooms
- Large Reception Room
- Kitchen Diner
- Garage
- Laundry Room
- Close to Shops
- Close to Station
- Close to Schools
- Total Area 87 Square Metres
- EPC rating D



DESCRIPTION

Lovelle are proud to introduce this beautifully presented three-storey townhouse to the market. Offering spacious and versatile living accommodation across three floors. The ground floor features a welcoming hallway, a practical laundry room with access to the rear, and an integral garage providing secure parking or additional storage. On the first floor, you'll find a generous living room filled with natural light and a stylish, modern kitchen with ample counter space and a sleek finish. The second floor hosts two well-proportioned bedrooms, including a spacious principal bedroom with contemporary decor, and a bright family bathroom. The property also benefits from front and rear access, a shared driveway for vehicular access. This house is ideally positioned for local amenities and transport links—making it perfect for professionals, small families, or those looking to downsize without compromise.

Do not delay, call and book your viewing today!





PARTICULARS OF SALE

Hallway

1.87m x 3.94m (6'1" x 12'11")

Enter through a private door to the front of the property. A large hallway featuring ceiling rose and corbels leads to laundry room and garage. Stairs leading to first floor.

Living Room

5.08m x 4.52m (16'8" x 14'10")

Located on the first floor and open to the kitchen diner. Natural light fills this room. A decorative fireplace and decorative beams act as focal points for the room. Stairs lead to the second floor.

Kitchen

5.15m x 2.57m (16'11" x 8'5")

A kitchen diner filled with natural light. A mix of base and wall units in white with contrasting wood style countertops. A mix of white and grey tiling to splash backs. A stainless steel sink with mixer tap, extractor hood and space for cooker and fridge freezer.

Bedroom

4.55m x 3.88m (14'11" x 12'8")

A large double bedroom featuring built in wardrobes and over stairs storage cupboard. Natural light fills the room from the window to the front elevation.

Bedroom

3.17m x 3.26m (10'5" x 10'8")

A generous bedroom to with window to the rear elevation. A handy storage cupboard.

Bathroom

2.09m x 1.66m (6'11" x 5'5")

A stylish bathroom featuring three piece suite comprising of bath with shower over, low flush toilet and sink in vanity unit.

Laundry Room

1.87m x 3.07m (6'1" x 10'1")

Located on the ground floor, featuring sink with cupboards under, space and plumbing for white goods, counter top, storage cupboard and boiler. A rear door providing access in and out.

Garage

3.08m x 8.98m (10'1" x 29'6")

A large double length garage spanning the length of the property. A up and over door. EV charger. Power and lighting. Door providing access to hallway.

Outside

To the rear of the property a shared driveway provides access to the garage. A small paved area provides space for planters.

To the front of the property is a small bedding area with a mix of established planting, shrubs and small tree. A shared path leads to the front door and a shared grassed area leads to the street.



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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

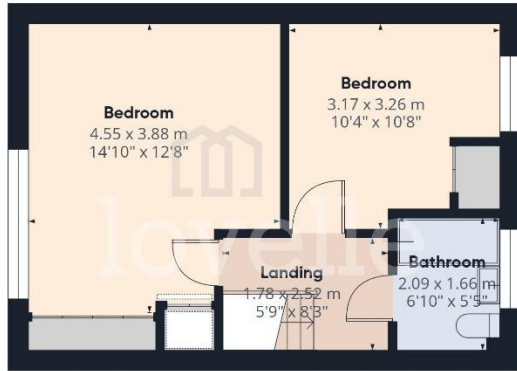
FLOOR PLANS



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
107.6 m²
1160 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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