



Wainfleet Avenue, Cottingham, East Riding of
Yorkshire

O.I.E.O £140,000




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KEY FEATURES

- Two Bedrooms
- Garage
- Courtyard Garden
- First Time Buyers
- Close to Village
- Close to Shops
- Close to Schools
- Transport Links
- Loft Space
- Total Area: 59 Square Metres
- EPC rating: D




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DESCRIPTION

Lovelle are proud to present this two bedroom house in the heart of Cottingham, perfect for first time buyers!

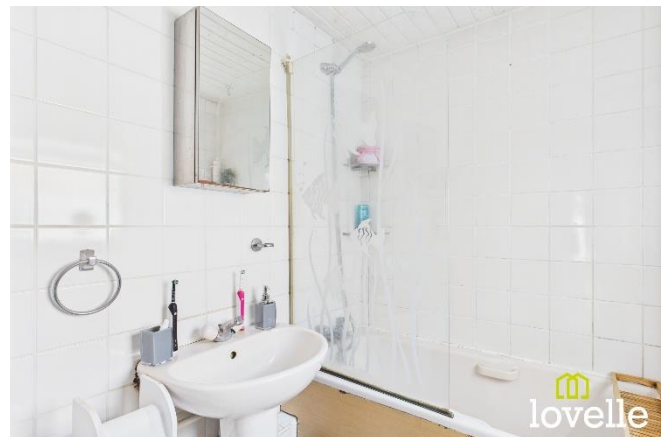
On the ground floor is a cosy living room filled with natural light from the bay window. Decorative beams and a feature fire surround provide a cottage feel, perfect for relaxing and entertaining.

The kitchen features a range of base and wall units, butcher block tiling, stainless steel sink and space for white goods. A family bathroom features a three piece suite and white tiling providing a neutral feel.

To the first floor are two bedrooms, one to the front elevation and one to the rear elevation. A second set of stairs leads to a useful loft space with Velux style window.

Outside of the property is a secure courtyard to the rear perfect for relaxing and unwinding. A useful garage provides secure storage.

Do not delay, book your viewing today!





PARTICULARS OF SALE

Living Room

A cosy living room filled with light from the bay window to the front elevation. A feature fire surround acts as a focal point to the room.

Kitchen

Featuring a mix of wall and base units in white with contrasting black countertops and black butcher block tiling to splash backs. Stainless steel sink and window to the rear elevation.

Bathroom

Featuring a three-piece suite comprising of bath with shower over, low flush toilet and hand basin. White tiling throughout.

Bedroom

A double bedroom with window to the front elevation.

Bedroom

A generous bedroom with window to the rear elevation.

Loft Space

A door in the rear bedroom leads to stairs that provide access to this useful loft space with Velux style window providing natural light.

Outside

To the front is a small low walled garden space.
To the rear is an enclosed courtyard area providing a relaxing space to unwind and enjoy.

Garage

A secure garage space perfect for storage. Accessed via a personnel door from the courtyard or roller door from the rear ten foot. The garage space can be used for bikes/ scooters but not car access. Parking for cars is on the street.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

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.

Property EPC Rating: D

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

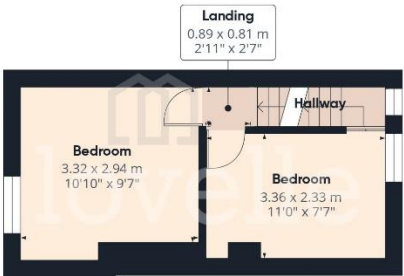


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

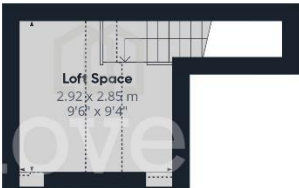
FLOOR PLANS



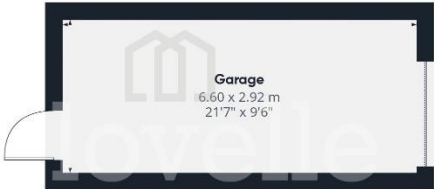
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area[®]
73.2 m²
790 ft²

Reduced headroom
6 m²
64 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE 360

