



Vine Close, Cottingham, East Riding of Yorkshire  
Asking Price £240,000





### KEY FEATURES

- NO CHAIN
- Semi detached
- Three bedrooms
- Large reception room
- Private garden
- Driveway
- Garage
- Close to schools
- Close to park
- Total area 95 square metres
- EPC rating D



## DESCRIPTION

Lovelle are proud to present to market this lovely three bedroom semi detached home on Vine Close, Cottingham. Recently decorated, fitted with new kitchen, carpets and offered with no chain.

To the ground floor is a large lounge flooded with natural light from the bay window. A feature fire surround acts as a focal point. A dining room with dual aspect windows to the side and rear of the property. The kitchen features a mix of base and wall units with space for white goods, light fills this space from the windows overlooking the private rear garden.

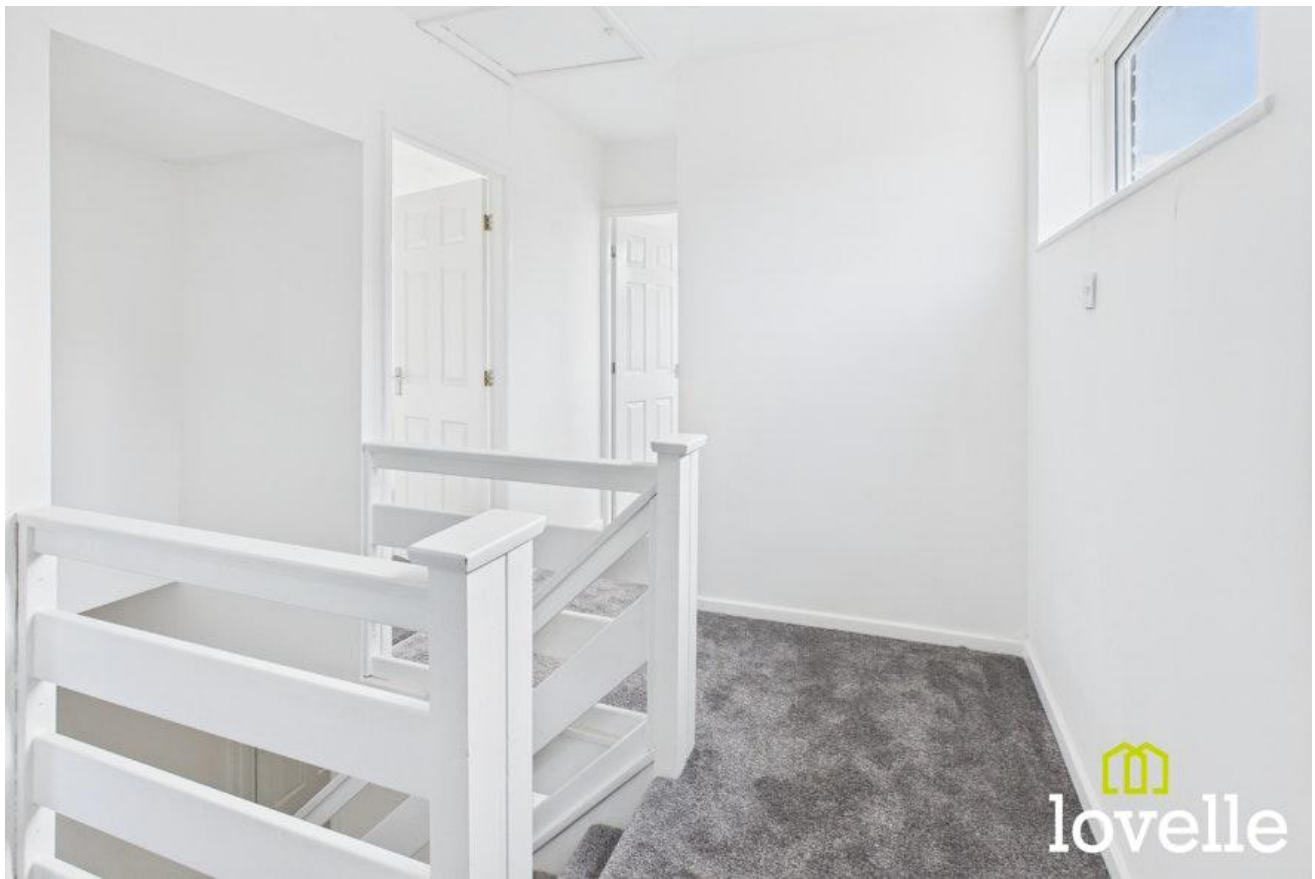
To the first floor is a spacious, light and airy landing providing access to the three bedrooms, bathroom and WC. Two of the bedrooms are double with fitted cupboards / wardrobes. The generous third bedroom has a window to the front elevation. The bathroom is naturally light from the dual aspect windows and features a bath with shower over and hand basin. The low flush toilet is separate.

Outside of the property is a driveway leading to the garage and garden to the front of the property. To the rear of the property is an enclosed private garden featuring a patio area, lawn and bedding with established planting.

Do not delay, call Lovelle and book your viewing today.







## PARTICULARS OF SALE

### Hallway

**4.02m x 1.8m (13'2" x 5'11")**

A spacious hallway providing access to lounge, kitchen, diner and stairs leading to first floor. Storage cupboard.

### Lounge

**5.38m x 4.05m (17'8" x 13'4")**

A large lounge flooded with natural light from the bay window to the front elevation. A feature fire surround acts as a focal point.

### Kitchen Diner

**5.35m x 3.84m (17'7" x 12'7")**

A dining room with dual aspect windows to the side and rear of the property. The kitchen features a mix of base and wall units with space for white goods, light fills this space from the windows overlooking the private rear garden.

### Landing

**2.23m x 2.87m (7'4" x 9'5")**

A spacious, light and airy landing providing access to bedrooms, bathroom and WC. Loft hatch.

### Bedroom

**3m x 3.65m (9'10" x 12'0")**

A large bedroom filled with light from the window to the rear elevation. Built in cupboards / wardrobes.

### Bedroom

**2.87m x 3.13m (9'5" x 10'4")**

A large bedroom filled with light from the window to the front elevation. Built in cupboards / wardrobes.

### Bedroom

**2.49m x 2.55m (8'2" x 8'5")**

A generous third bedroom with window to the front elevation.

### Bathroom

**2.22m x 1.66m (7'4" x 5'5")**

Dual aspect windows fill the room with light. Featuring a bath with shower over and hand basin in vanity unit.

### WC

**1.31m x 0.89m (4'4" x 2'11")**

Low flush toilet.

### Garage

**2.71m x 5.22m (8'11" x 17'1")**

Double doors to the front. Windows to side elevation and rear elevation. Side personnel door from garden.

### Outside

A driveway leads to the garage. To the front of the property is a garden laid to lawn featuring established planting and trees to the borders.

To the rear is a private enclosed garden featuring a patio area. The garden is mainly laid to lawn with borders featuring established planting, bushes and tree.



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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: C

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:-

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.

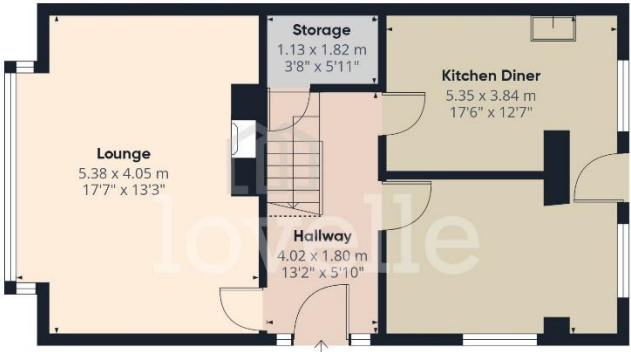
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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**



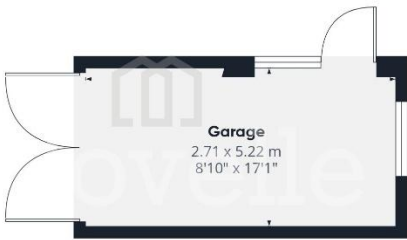
FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

104.5 m<sup>2</sup>  
1127 ft<sup>2</sup>

Reduced headroom  
1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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.

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