



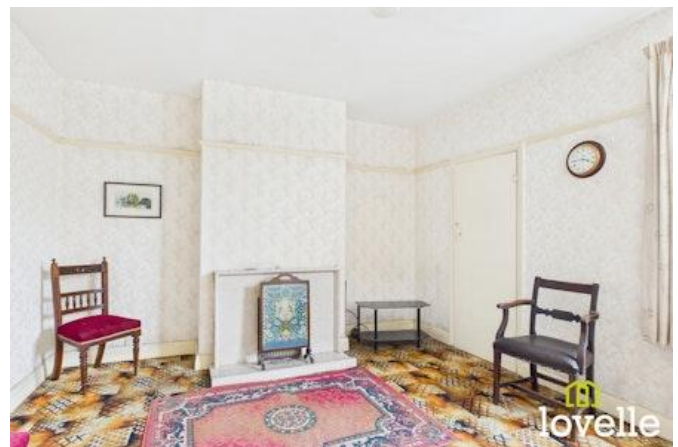
Park Lane, Cottingham, East Riding of Yorkshire  
Asking Price £180,000





### KEY FEATURES

- Investment opportunity
- End of terrace
- Three bedrooms
- Private garden
- Garage
- Two reception rooms
- Close to park
- Close to schools
- Transport links
- Potential to add value
- EPC rating TBC





## DESCRIPTION

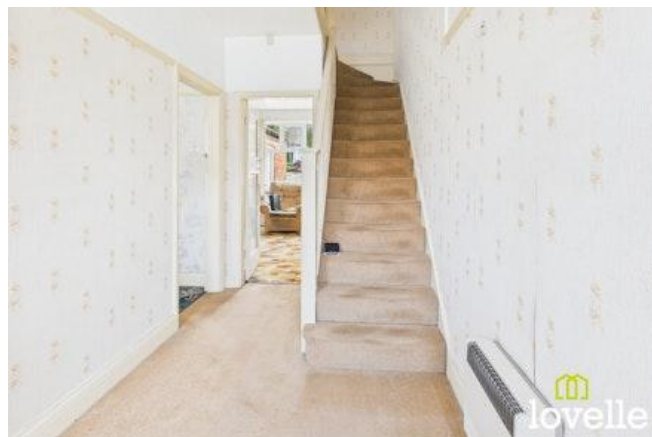
Lovelle are proud to present this three bedroom end of terrace property on Park Lane, Cottingham. This property is ready for new owners to modernise and bring a new lease of life to it. Currently the property is heated through a selection of plug in electric heaters, so a new heating system will be required. New owners will be able to ensure that this property is renovated to their very own style. Some jobs required include updating the kitchen, bathroom and general decor.

To the ground floor is a spacious hallway providing access to the reception rooms and stairs leading to the first floor. The lounge is filled with natural light from the bay window to the front elevation. This room also has a feature fireplace, picture rail and architrave. The dining room has a window to the rear elevation, feature fireplace, picture rail, architrave and pantry cupboard. The kitchen has a stainless steel sink, door leading to the rear garden. Access to WC and utility room.

To the first floor are three bedrooms and a family bathroom. The first bedroom is a double with bay window to the front elevation. This room also has a fire surround, picture rail and built in cupboard. The second bedroom is a generous double with window to the rear elevation. This room features a picture rail and fitted cupboards. The third bedroom features a window to the front elevation. The bedrooms are served by a family bathroom featuring a three piece suite comprising of bath with shower over, low flush toilet and hand basin.

Outside the property is a low walled garden to the front with gate and path from the street leading to the front door. Many properties on the street have had dropped kerbs installed to provide off street parking. To the rear of the property is a private enclosed garden with patio, outbuilding, established planting and path. To the rear of the property there is also a garage with up and over door providing vehicular access from the ten foot and personnel door to the garden.

Call Lovelle to book your viewing today!







## PARTICULARS OF SALE

### Hallway

**3.78m x 1.92m (12'5" x 6'4")**

A light and airy spacious hallway providing access to lounge and dining room. Stairs lead to the first floor accommodation.

### Lounge

**3.76m x 3.43m (12'4" x 11'4")**

Filled with natural light from the bay window to the front elevation. Features include, feature fire surround, picture rail and architrave.

### Dining Room

**3.75m x 4.57m (12'4" x 15'0")**

Window to the rear elevation. Fire surround, picture rail and architrave. Access to kitchen, under stairs cupboard and pantry.

### Kitchen

**2.24m x 2.24m (7'4" x 7'4")**

In need of modernisation the kitchen features a stainless steel sink. Window to side elevation. Access to garden, utility room and WC.

### Utility

**1.27m x 1.29m (4'2" x 4'2")**

Space for white goods. Window to rear elevation.

### WC

**1.27m x 0.83m (4'2" x 2'8")**

High level flush toilet.

### Landing

**2.96m x 1.1m (9'8" x 3'7")**

Access to bedrooms and family bathroom.

### Bedroom

**3.81m x 3.46m (12'6" x 11'5")**

A large double bedroom with bay window to the front elevation. Features include fire surround, picture rail and fitted cupboard.

### Bedroom

**3.77m x 3.46m (12'5" x 11'5")**

A generous double bedroom with window to the rear elevation. Picture rail and fitted cupboard.

### Bedroom

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

A single bedroom with window to the front elevation. Could also be used as a nursery, dressing room or home office.

### Bathroom

**2.01m x 1.93m (6'7" x 6'4")**

Ready for modernisation. Currently features a three piece suite comprising of bath with shower over, hand basin and low flush toilet.

### Garage

**5.86m x 2.78m (19'2" x 9'1")**

Providing extra storage or secure parking. Up and over door providing vehicular access via ten foot to the rear. Personnel door to the garden.



## Outside

Outside the property is a low walled garden to the front with gate and path from the street leading to the front door. To the rear of the property is a private enclosed garden with patio, outbuilding, established planting and path.

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## TENURE

The tenure of this property is Freehold.

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## SERVICE CHARGE

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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

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

 <p><b>Floor 0</b> Building 1</p>	 <p><b>Floor 1</b> Building 1</p>	<div></div> <div><p>Approximate total area<sup>(1)</sup></p><p>102.6 m<sup>2</sup></p><p>1105 ft<sup>2</sup></p></div>
 <p><b>Floor 0</b> Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

