



lovelle



Beechdale, Cottingham, East Riding of Yorkshire
Asking Price £250,000

3 1 1

lovelle



KEY FEATURES

- Three Bedrooms
- Semi Detached
- Large Driveway
- Garage
- Low Maintenance Garden
- Open Plan Living
- Generous Property
- Close to Train Station
- Close to Village
- Total Area 96 square metres
- EPC rating D



DESCRIPTION

Lovelle are proud to present to market this large three bedrooms semi detached home in the heart of Cottingham on the popular Beechdale. Featuring open plan living, large bedrooms, a low maintenance garden, garage, large driveway and much more.

A bright and airy hallway provides access to the open plan living kitchen area, WC and cloak room. The open plan living area is filled with natural light from the large window to the front and French doors to the rear. A feature fire surround houses electric style log burner. The living and dining area leads to the kitchen which features a mix of base and wall units in white with neutral counter tops. The kitchen benefits from a pantry cupboard and integrated double oven and hob.

The landing on the first floor provides access to the bedrooms, shower room, WC and storage cupboard. The first bedroom features built in wardrobes and window to the front elevation. The second bedroom features built in wardrobes and window to the rear elevation. The third bedroom features a hand basin and a window to the front elevation. The bedrooms are served by a family shower room, featuring a shower cubicle and hand basin.

To the front is a large driveway providing off street parking for several vehicles. To the front of the property is a pleasing garden with established borders comprising of a mix of planting shrubs and trees. To the rear of the property is a private enclosed garden. The low maintenance garden features a patio area with seating nook and established bedding areas featuring a mix of planting, shrubs and trees. This garden provides space for relaxing, unwinding and entertaining.

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





 **lovelle**



 **lovelle**

PARTICULARS OF SALE

Hallway

3.23m x 1.49m (10'7" x 4'11")

A bright and airy hallway providing access to open plan living areas. Access to WC and cloakroom. Stairs lead to the first floor.



Open Plan Living Area

7.15m x 3.64m (23'6" x 11'11")

Natural light floods this room from the large window to the front, French doors to the rear, and windows to the rear. A feature fire surround houses an electric fire in a log burner style. The living and dining space leads round to the kitchen area.

Open Plan Kitchen Area

2.79m x 3.47m (9'2" x 11'5")

Featuring a mix of base and wall units in white with neutral countertops and contemporary tiles to splash backs. Integrated appliances include double oven, hob and extractor. The kitchen also benefits from a pantry cupboard. A door leads to the carport providing sheltered access to the garage.



WC

1.47m x 1.39m (4'10" x 4'7")

A generous guest WC comprising of low flush toilet and hand basin.

Landing

290m x 1.32m (9'5" x 4'4")

A light and airy landing providing access to bedrooms, shower room and WC. A large over stairs storage cupboard. Loft hatch providing access to loft space.



Bedroom

3.46m x 3.9m (11'5" x 12'10")

A generous double bedroom with large window to the front elevation and built in wardrobes.

Garage

5.5m x 2.76m (18'0" x 9'1")

Up and over door provides vehicle access. Side personnel door to the garden. Power lighting and plumbing.

Bedroom

2.88m x 3.54m (9'5" x 11'7")

A double bedroom with window to rear elevation and built in wardrobes.

To the front is a large driveway providing off street parking for several vehicles. To the front of the property is a pleasing garden with established borders comprising of a mix of planting shrubs and trees.

Bedroom

2.25m x 2.77m (7'5" x 9'1")

A generous third bedroom with window to front elevation and hand basin.

To the rear of the property is a private enclosed garden. The low maintenance garden features a patio area with seating nook and established bedding areas featuring a mix of planting, shrubs and trees. This garden provides space for relaxing, unwinding and entertaining.

Shower Room

1.8m x 3.16m (5'11" x 10'5")

A shower room featuring a shower cubicle and hand basin. Chrome heating towel rail, neutral tiling.



WC

0.92m x 1.71m (3'0" x 5'7")

Low flush toilet.



Loft Space

5.24m x 6.7m (17'2" x 22'0")

Large loft space with Velux style window.

TENURE

The tenure of this property is Freehold.

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/>

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.lovellestateagency.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.

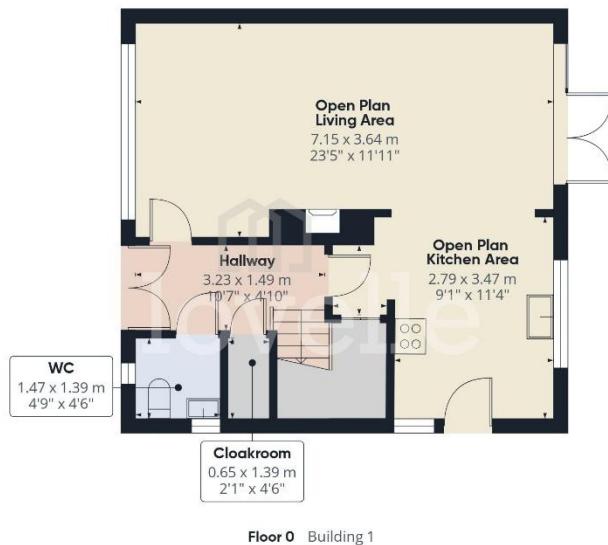
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾

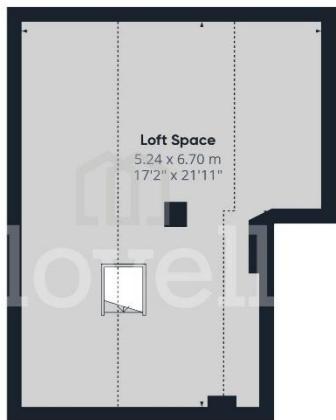
135.8 m²

1463 ft²

Reduced headroom

17.7 m²

191 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.

GIRAFFE360

MAP

