



Beck Bank, Cottingham, East Riding of Yorkshire
Asking Price, £230,000





KEY FEATURES

- No Chain
- End of Terrace
- Three Bedrooms
- Open Plan Reception Room
- Close to Shops
- Close to Station
- Close to Schools
- Enclosed Garden
- Off Street Parking
- Total Area 89 square metres
- EPC rating D



DESCRIPTION

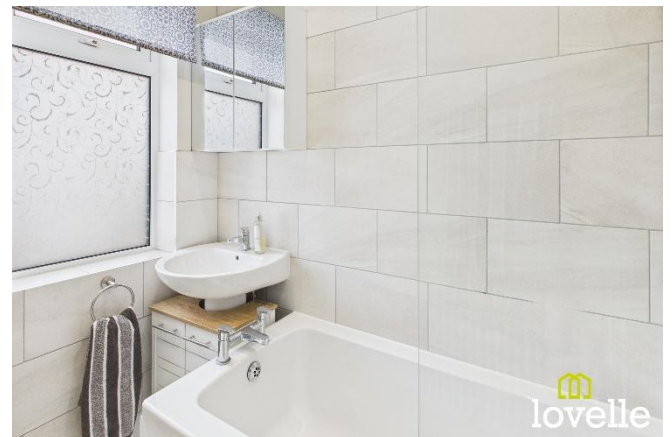
Lovelle are pleased to bring to market this three bedroom property in the heart of Cottingham. Ready to move straight in and offered with no chain this is one not to be missed.

To the ground floor is a generous open plan living dining room with a bay window to the front and window to the side allowing natural light to flow through the room. The neutral decor provides a calm and relaxing atmosphere for the family to unwind and relax. To the rear of the property is a contemporary kitchen featuring a selection of integrated appliances and under counter lighting. The ground floor is served by a guest WC featuring low flush toilet and hand basin.

To the first floor are three bedrooms and a family bathroom. All the bedrooms benefit from recently fitted carpets and fitted wardrobes allowing you to move straight in and enjoy. The bedroom to the front also features a bay window whilst to the two bedrooms to the rear enjoy views over the rear garden. The bedrooms are all served by the family bathroom.

Outside to the front of the property is a low walled garden laid to decorative gravel providing off street parking. To the rear is an enclosed garden featuring a patio area, lawned area and hard standing to the rear. From the patio a path leads through the lawn with planted borders to both edges. The hard standing currently houses a shed, although the gate can be opened from the ten foot to create extra off street parking to the rear.

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





PARTICULARS OF SALE

Hallway

1.51m x 1.15m (5'0" x 3'10")

Enter through a uPVC door into a entrance hall. Door to living room and stairs leading to first floor.

Open Plan Living Diner

7.76m x 5.09m (25'6" x 16'8")

This open plan living diner features a bay window to the front and window to the side elevation allowing natural light to flow through the room. A wooden mantel sits above the fireplace which houses an electric fire, creating a modern cosy feel. This room is perfect for the whole family to relax, enjoy and entertain. A door leads to the kitchen. Understairs storage cupboard.

Kitchen

2.79m x 3.86m (9'2" x 12'8")

A neutral contemporary kitchen featuring a mix of wall and base units with contrasting wood style countertops. White butcher block tiling to splash areas and under cabinet lighting. Ceramic sink with mixer tap, integrated dishwasher, oven, hob and extractor complement this kitchen. Window to rear elevation, door providing access to rear garden and door leading to guest WC.

Guest WC

1.68m x 0.9m (5'6" x 3'0")

Featuring a low flush toilet and hand basin.

Landing

0.84m x 1.7m (2'10" x 5'7")

Providing access to bedrooms and family bathroom. Loft hatch providing loft access.

Bedroom

4.26m x 3.44m (14'0" x 11'4")

A generous bedroom with bay window to the front elevation allowing natural light to flow into the room. Featuring a range of fitted wardrobes and vanity unit. This room provides welcoming airy feel.

Bedroom

3.36m x 2.4m (11'0" x 7'11")

A generous room featuring fitted wardrobes and window to the rear elevation.

Bedroom

2.42m x 2m (7'11" x 6'7")

A third bedroom featuring fitted wardrobes and window to the rear elevation.

Bathroom

2.12m x 1.59m (7'0" x 5'2")

A stylish family bathroom with three piece suite comprising of bath with shower over, hand basin and low flush toilet. Neutral tiling to splash areas.



Outside

To the front of the property is a low walled garden laid to decorative gravel providing off street parking.

To the rear is an enclosed garden featuring a patio area, lawned area and hard standing to the rear. From the patio a path leads through the lawn with planted borders to both edges. The hard standing currently houses a shed, although the gate can be opened from the ten foot to create extra off street parking to the rear.

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.

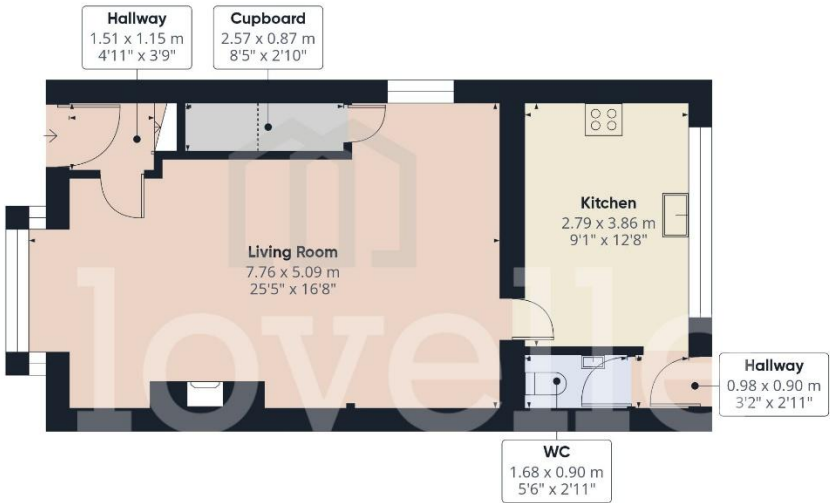
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

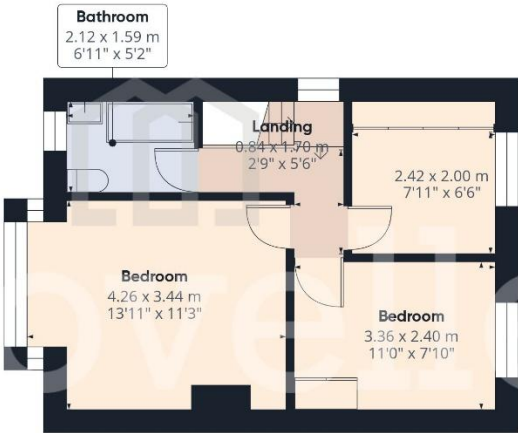


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLANS



Floor 0



Floor 1



Approximate total area^m

84.7 m²

914 ft²

Reduced headroom

0.9 m²

10 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.

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