



Northgate, Cottingham, East Riding of Yorkshire
Asking Price £460,000





KEY FEATURES

- Three Grand Reception Rooms
- Semi-Detached Traditional Home
- Substantial Gardens
- Tenure: Freehold
- Summer house & Outbuildings
- Private, covered parking with electric gates
- Four Bedrooms
- Well-Maintained & Loved Family Home
- Extension to the rear
- Close to amenities
- EPC rating: D



DESCRIPTION

Located in the popular Northgate area of Cottingham, this impressive Semi-detached property is an exciting new addition to the market and ready for its next custodian.

Boasting three large reception rooms, with one including a Victorian cast iron open fireplace converted to gas, all with high timber skirting, large Victorian cornicing and original features in abundance.

There is a large kitchen/dining room flooded with daylight, the cream shaker-style kitchen offers a vast array of wall and base units, with under-cupboard lighting to allow for every occasion.

There is a recent extension to the rear where you will find the rear lobby with coat and boot storage and a wonderfully relaxing dual-aspect snug, overlooking the large private garden with stunning limed-Oak flooring. There is a luxurious wet room / shower room with W.C & hand basin and a laundry / utility room with wall and base units, a sink with drainer and mixer-tap and provision for laundry equipment and additional freezer storage.

With high ceilings and large sash-style double glazed windows the whole property is flooded with natural daylight throughout.

This property benefits from a recently upgraded electrical system and a recently installed Ideal Vogue boiler, all that's left for the new owners to do is to move in and unpack!

This is a classically traditional property, yet it is modern in feel and is very appealing, it has provided a wonderful family home for many years and is now ready for its next owner.

To the first floor you will find a vast, principle bedroom with a walk-in bay window and a single window, this is to the front of the property. There are 3 further bedrooms, offering accommodation to suit all of your family needs.

The modern family bathroom offers a free standing tub, closed-coupled WC, large hand basin and a built-in vanity cabinet, all in high-quality Lecico sanitaryware.

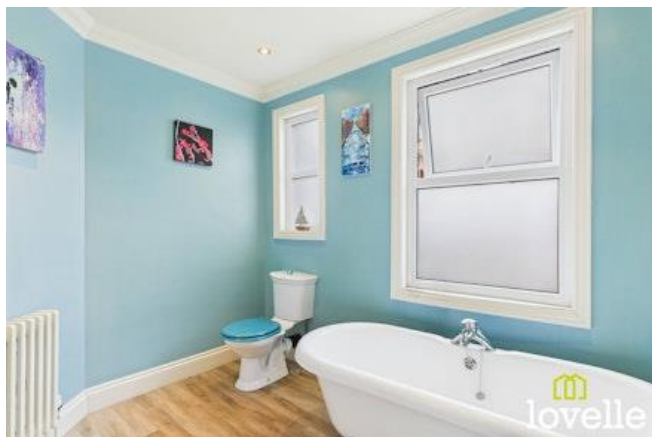
There is no shortage of storage, provided by the two huge loft spaces which are both insulated and partially boarded.

To the rear of the property there are substantial gardens split over three areas, there is a decking area with seating which is surrounded by an established herbaceous border and four mature trees, there are two outbuildings and a very useful workshop and not to forget the inviting summer house, all of the outbuildings offer power and lighting.

Further garden areas offer Apple and Pear trees, a wonderful pond with waterfall and mature shrubs, this is also a large seating area.

At the very bottom of the garden you will find an enclosed and covered parking area, there are parking spaces for several vehicles, power for E/V charging and a water supply for vehicle maintenance, securely located behind tall, decorative electric gates.

This is a property not to be missed! Contact Lovelle to arrange your viewing today!





PARTICULARS OF SALE

Entrance Lobby

1.32m x 1.52m (4'4" x 5'0")

A convenient storm porch leading into the property, with glass door opening into the main Hallway.

Hallway

7.21m x 2.2m (23'8" x 7'2")

A large bright and airy room leading to two reception rooms and the kitchen, with an under stairs cloak and storage cupboard, leading to the first floor.

Sitting room

4.66m x 4.25m (15'4" x 13'11")

A bright and spacious room with a large bay window to the front elevation offering natural daylight in abundance. Including a stunning period gas fire and many original features.

Dining room

4.26m x 3.97m (14'0" x 13'0")

The second reception room offers a window to the side of the property and double French doors leading to the rear York stone terrace. This room is again filled with natural daylight and original features.

Kitchen / Diner

6.59m x 3.65m (21'7" x 12'0")

Modern, bright and spacious; this kitchen/diner offers a stylish range of base and wall units, featuring integrated appliances, under-cupboard lighting and externally-vented extraction. Multiple windows provide plenty of natural daylight and a door leads to the rear entrance lobby with a shower room, Snug and laundry room.

Rear Lobby

3.53m x 1.56m (11'7" x 5'1")

The hallway after the kitchen leads to a shower room including WC, a cosy snug, utility room and garden area.

Shower Room

1.97m x 1.98m (6'6" x 6'6")

A luxury tiled shower room, including a wet-room floor, thermostatic mixer shower, close-coupled W.C., hand basin and a mirrored vanity cabinet.

Laundry Room

1.95m x 1.44m (6'5" x 4'8")

A utility room offering extra space, including sink with drainer and mixer-tap, wall and base units and space for laundry equipment and additional freezer space.

Snug / Garden Room

3.51m x 3.16m (11'6" x 10'5")

This snug / garden room is a casual third reception area. It offers dual-aspect windows across the beautiful rear garden.

Principle bedroom

6.33m x 4.26m (20'10" x 14'0")

A large and spacious bedroom with a walk-in bay window and a single window to the front elevation which floods the room in natural light.

Bedroom Two

4.26m x 4.01m (14'0" x 13'2")

A fantastic double bedroom with a large window over looking the garden, original cornicing and skirting frame this room beautifully.

Family Bathroom

2.37m x 3.02m (7'10" x 9'11")

A fresh and modern bathroom offering a close-coupled W.C., free standing tub bath, wash basin and a stylish built on cabinet, all in Lecico luxury sanitaryware.



Bedroom Four

2.41m x 2.99m (7'11" x 9'10")

A generous single bedroom or home office with a large sash-style window with views over the York stone terrace area.

Bedroom Three

3.9m x 3.62m (12'10" x 11'11")

A generous double bedroom room to the rear of the property with a large sash-style window overlooking the private rear garden, set to lime-Oak flooring and plasterwork cornicing.

Workshop/ Summer house

3.99m x 2.35m (13'1" x 7'8")

A spacious summer house which can also be used as a generous workshop or art studio. There is power and lighting and the Décor is finished to a high standard.

Loft space No. 1

6.09m x 8.15m (20'0" x 26'8")

A partially boarded and insulated loft space

Loft space No. 2

3.76m x 10.32m (12'4" x 33'11")

A partially boarded and insulated loft space

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

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

EPC Rating D

AGENTS NOTE

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

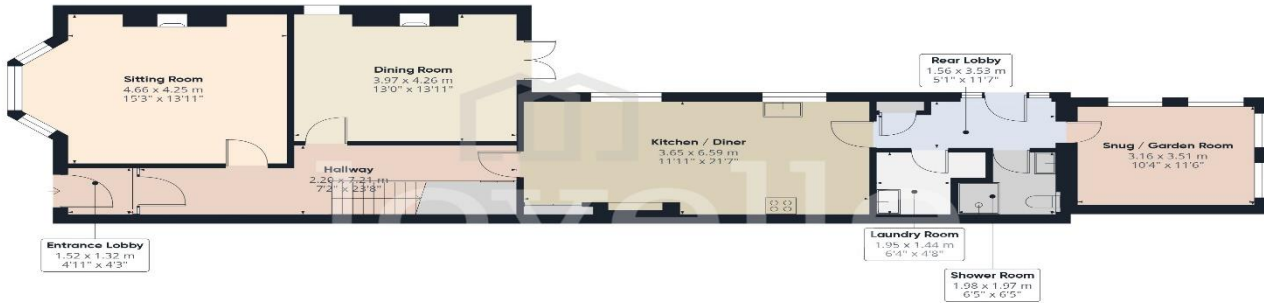
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Approximate total area^(a)

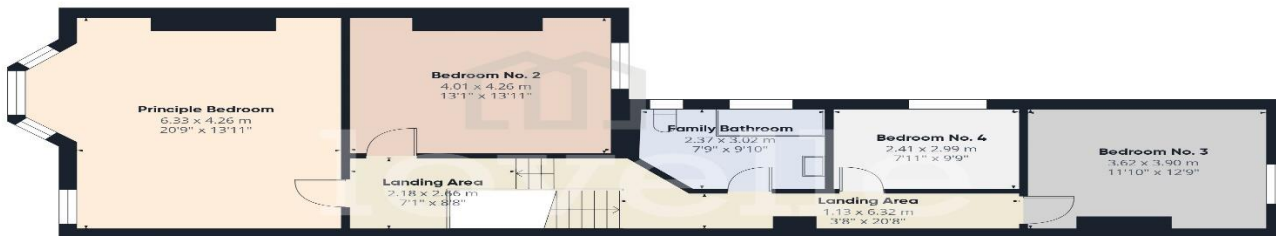
101.1 m²

1088 ft²

(1) Excluding balconies and terraces

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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Floor 1 Building 1



Approximate total area^(a)

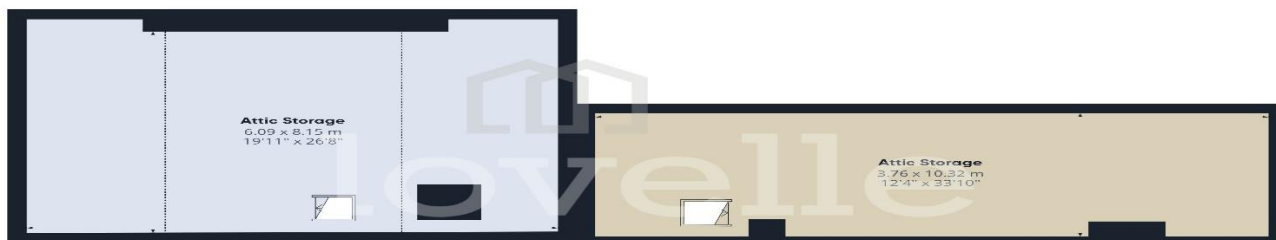
86.3 m²

930 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Floor 2 Building 1



Approximate total area⁶⁰

86.5 m²

931 ft²

Reduced headroom

(1) Excluding balconies and terraces

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Calculations reference the RICS IPMS '10' standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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