



Northgate, Cottingham, East Riding of Yorkshire  
Asking Price £315,000







## KEY FEATURES

- Two Reception Rooms
- Garage
- Dining Area
- A Generous Private Garden
- Plenty of Parking
- Freehold
- Close To Amenities
- Semi Detached
- Council Tax: D
- EPC rating: D



## DESCRIPTION

Lovelle welcomes to the market this impressive four bedroom home located in the heart of Cottingham on Northgate. Close to amenities and a convenient location this home welcomes its new custodians.

Boasting four bedrooms, two reception rooms and a dining room, this property offers space for the whole family.

Enter through this grand traditional doorway offering traditional features with the stairway leading to the first floor accommodation.

A good-sized reception room with the Bay Window to the front elevation allowing for plenty of natural light, with a fire surround and high ceilings.

Another reception room with high ceilings and a patio door to the rear elevation leading to the private garden at the back.

The dining room offering natural light from the large window to the side elevation and offers built in storage units.

A light and airy kitchen featuring a range of base and wall units with contrasting worktops. Offering an integrated cooker and hob with windows to the rear elevation and the door to the side elevation leading to the private garden.

A spacious double bedroom with a bay window the front elevation.

Another good sized double bedroom with a window to the rear elevation overlooking the private garden. Benefiting from a fitted cupboard or wardrobe space.

A single bedroom with the window the front elevation offering high ceilings and natural light.

The fourth bedroom is a generous, bright and airy double bedroom with a large window to the rear of the elevation overlooking the private garden. Fitted wardrobes / cupboard space.

A good size family bathroom with a sink, bath, WC, basin and heated towel rail. With two windows to the side of the elevation offering plenty of natural light.

Outside the property to the front offers a large driveway with parking for multiple cars, a grass area and pathway down to the side of the property leading to the garage and private garden.

At the rear of the property, you will find the garage with a large, spacious garden offering plenty of greenery and space for the family and a WC.

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







## PARTICULARS OF SALE

### Entry hall

Walk through the entry hall which leads to the property.

### Hallway

**4.42m x 1.93m (14'6" x 6'4")**

Enter through this grand doorway with traditional features. Stairway leading to the first-floor accommodation.

### Reception One

**3.79m x 3.91m (12'5" x 12'10")**

A good-sized reception room with the Bay Window to the front of the elevation allowing for plenty of natural light, a coal fire and high ceilings.

### Reception Two

**4.08m x 3.3m (13'5" x 10'10")**

Another reception room with high ceilings and a patio door to the rear of the elevation leading to the private garden at the back.

### Dining Room

**3.76m x 3.35m (12'4" x 11'0")**

The dining room offers natural light from the large window to the side of the elevation and built in cupboards and units.

### Kitchen

**3.76m x 3.35m (12'4" x 11'0")**

A light and airy kitchen featuring a range of base and wall units with contrasting worktops. Offering an integrated cooker and hobs with windows to the rear of the elevation and the door leading to the private garden.

### Landing

**5.56m x 0.87m (18'2" x 2'11")**

On the first floor is a large landing offering four bedrooms and the house bathroom.

### Bedroom One

**3.95m x 3.52m (13'0" x 11'6")**

A large double bedroom with a bay window the front of the elevation.

### Bedroom Two

**4.03m x 2.9m (13'2" x 9'6")**

Another good-sized double bedroom with a window to the rear of the elevation overlooking the private garden. Consisting of a fitted cupboard or wardrobe space.

### Bedroom Three

**2.47m x 2.26m (8'1" x 7'5")**

A single bedroom with the window the front of the elevation offering high ceilings and natural light.

### Bedroom Four

**3.1m x 3.31m (10'2" x 10'11")**

A large, bright and airy double bedroom with a large window to the rear of the elevation. Fitted wardrobes / cupboard space.

### Bathroom

**2.96m x 1.93m (9'8" x 6'4")**

A good size family bathroom with a sink, bath, WC, basin and heated towel rail. With two windows to the side of the elevation offering plenty of natural light.



### Garden:

Outside the property to the front, offers a large driveway with parking for multiple cars, a grass area and pathway down to the side of the property leading to the garage and private garden.

At the rear of the property, you will find the garage with a large, spacious garden offering plenty of greenery and space for the family.



## TENURE

The tenure of this property is Freehold.

## LOCAL AUTHORITY

Council tax band: D

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.

The EPC rating of this property is - D

## 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	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 <p><b>Floor 0</b> Building 1</p>		<div></div> <div><b>Approximate total area<sup>(1)</sup></b> 138.4 m<sup>2</sup> 1489 ft<sup>2</sup></div>
 <p><b>Floor 1</b> Building 1</p>		
 <p><b>Floor 0</b> Building 2</p>		

(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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