



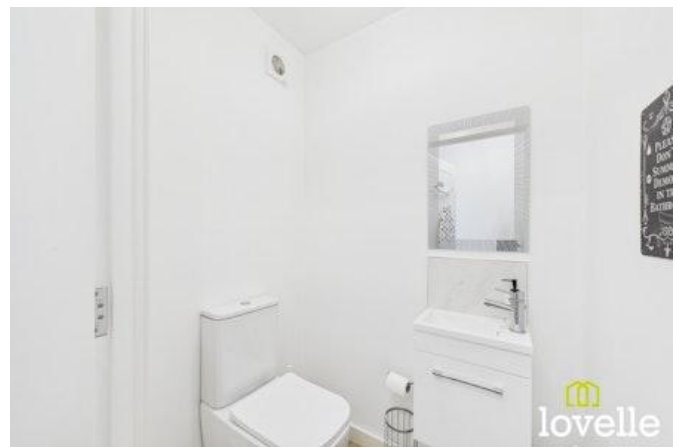
Thwaite Street, Cottingham, East Riding of Yorkshire
Asking Price £220,000





KEY FEATURES

- Three bedrooms
- Open plan living
- Courtyard garden
- Parking space & EV charger.
- Village location
- Transport links
- Close to schools
- Close to shops
- En suite
- Total area 89 square metres
- EPC rating B



DESCRIPTION

Presenting this three bedroom terraced house in the heart of Cottingham.

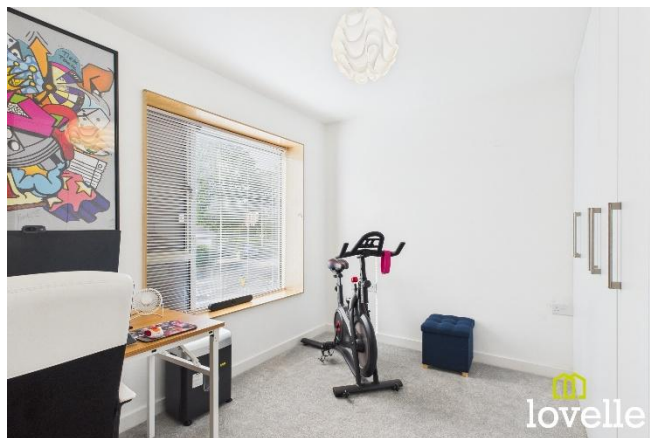
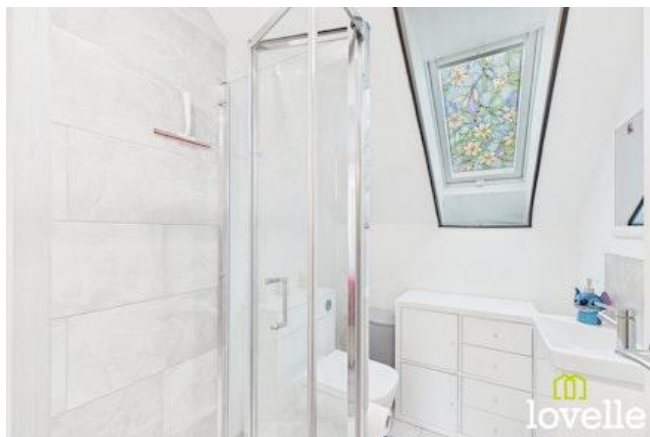
Enter through the front door to the welcoming hall, a door leads to the open plan living whilst a second provides access to the ground floor WC. Stair lead to the first floor.

The open plan living area features a window to the front elevation and patio door to the rear. The stylish open plan living offers space for a lounge, dining and the kitchen. The kitchen features navy blue gloss base and wall units with contrasting natural countertops. The kitchen also benefits from a selection of integrated appliances.

To the first floor are two generous bedrooms both benefiting from fitted wardrobes. These bedrooms are served by the family bathroom that features a four piece suite comprising of bath, shower, low flush toilet and hand basin. Stairs lead to the second floor.

To the second floor is the principle suite featuring fitted wardrobes and en suite. The en suite features a three piece suite comprising of shower, low flush toilet and hand basin.

Outside the property is a rear courtyard providing extra space to relax, enjoy and entertain. The property also benefits from a private parking space offering secure off street parking and an EV charger.





PARTICULARS OF SALE

Entrance

1.24m x 2.88m (4'1" x 9'5")

Entrance to the property is via a composite entrance. The hall has stairs to the first floor accommodation and provides access to the open plan living space and downstairs.

Downstairs WC

1.04m x 1.38m (3'5" x 4'6")

With wash hand basin, low flush WC and central heating radiator.

Open Plan Living Space

3.88m x 8.46m (12'8" x 27'10")

A fabulous open plan living space with dining kitchen, lounge area and study area. An understairs cupboard with power which is currently utilised as a pantry. Window to the front elevation, sliding patio doors to the rear opening onto the garden. Two central heating radiators.

Kitchen Area

3.88m x 8.46m (12'8" x 27'10")

Fitted with a contemporary range of units in a navy gloss finish with marble style worktop. Integrated appliances including fridge/freezer, oven and hob with extractor above, dishwasher and microwave. There are also undercounter spaces for a washing machine and dishwasher. A wall unit houses the Ideal boiler.

First Floor Accommodation

Landing

0.88m x 3.29m (2'11" x 10'10")

With storage cupboard and stairs leading to the second floor.

Bedroom Two

3.29m x 3.01m (10'10" x 9'11")

With a bank of fitted wardrobes, window to the rear elevation and central heating radiator.

Bedroom Three

3.87m x 2.27m (12'8" x 7'5")

With a bank of fitted wardrobes, window to the front elevation and central heating radiator.

Bathroom

2.01m x 2.38m (6'7" x 7'10")

Fitted with a four piece suite comprising bath, shower cubicle, vanity wash hand basin and low flush WC. Heated towel rail, spotlights to the ceiling and extractor fan.

Second Floor Accommodation

Nook

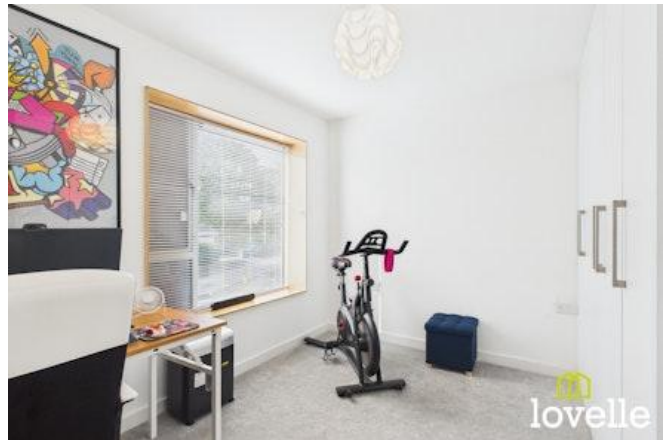
2.19m x 2.66m (7'2" x 8'8")

A snug area, ideal as a gaming area or office space.

Bedroom One

2.94m x 3.93m (9'7" x 12'11")

With a bank of fitted wardrobes, dormer window to the front elevation and central heating radiator. There is also a loft hatch with retractable ladder leading to a boarded loft space.



En-suite

1.62m x 2.1m (5'4" x 6'11")

Fitted with a three piece suite comprising shower cubicle, low flush WC and a wall mounted vanity with wash hand basin. Velux window to the rear elevation and heated towel rail.

Garden

Courtyard style garden with paving and artificial turf. Gated access to the rear which leads to the parking area. There is also a shed and bin store unit.

Parking

There is a secure gated entrance which leads to the residents parking area where there is an allocated parking space and an EV charger.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

TBC

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 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:-

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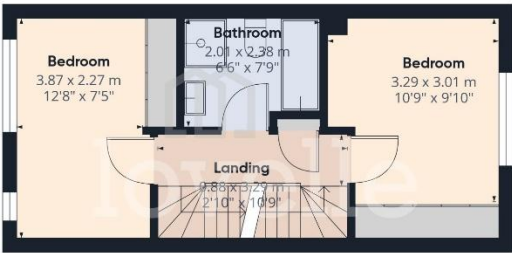
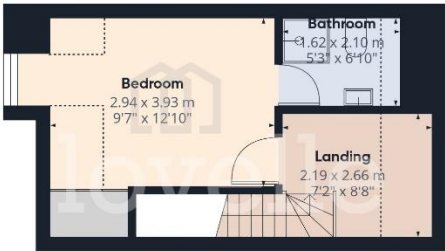
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 Floor 0	 Floor 1	 Approximate total area⁽¹⁾ 83.7 m² 900 ft² Reduced headroom 4.1 m² 44 ft²
 Floor 2		(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

