



Victorias Way, Cottingham, East Riding of Yorkshire  
Asking Price £180,000





## KEY FEATURES

- Two bedrooms
- No chain
- Enclosed garden
- Generous reception room
- Village location
- Close to train station
- Close to schools
- Transport links
- First time buyers
- Total area 63 square metres
- EPC rating TBC



## DESCRIPTION

Lovelle are proud to present this two bedroom mid terrace house in the heart of Cottingham, on Victorias Way.

Enter through a private front door into an entry way that leads to the main reception room. The generously proportioned reception room allows space for seating, entertaining and dining. A window to the front elevation allows light to flow into the room, whilst the double doors allow the space to be opened into the kitchen offering flexible living space for everyone to enjoy. The kitchen features a mix of base and wall units in cream with wood effect countertops, integrated oven, hob and extractor. A stainless steel sink with mixer tap sits under the window to the rear elevation and sliding patio doors open onto the rear enclosed garden.

To the first floor the landing provides access to the two bedrooms, family bathroom and storage airing cupboard. The main bedroom sits to the front of the property with a window to the front elevation. The second bedroom sits to the rear with a window overlooking the rear enclosed garden. The family bathroom features a three piece suite comprising of shower cubicle, low flush toilet and hand basin.

Outside the property to the front is a lawned area and block paved path leading to a step for the front door. To the rear is an enclosed rear garden featuring established planting, lawn and path to the garden shed and rear gate.

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





## PARTICULARS OF SALE

### Entry

Enter through a private front door, leads to main reception room.

### Reception room

**4.85m x 4.13m (15'11" x 13'6")**

A generous reception room offering space for seating, entertaining and dining. A window to the front elevation allows light to flow into the room. Double doors open to the kitchen offering flexible living options. Stairs lead to the first floor. Under stairs cupboard offers storage space.

### Kitchen

**2.47m x 4.13m (8'1" x 13'6")**

Featuring a mix of base and wall units in a neutral cream with wood effect countertops. Integrated oven, hob and extractor. A stainless steel sink with mixer tap. Window to the rear elevation and sliding patio doors open onto the enclosed rear garden.

### Landing

**1.88m x 1.02m (6'2" x 3'4")**

Providing access to bedrooms and family bathroom. Storage airing cupboard.

### Bedroom

**3.58m x 3.13m (11'8" x 10'4")**

A double bedroom with window to the front elevation over looking the close.

### Bedroom

**3.76m x 2.29m (12'4" x 7'6")**

A generous second bedroom with window over looking the rear enclosed garden.

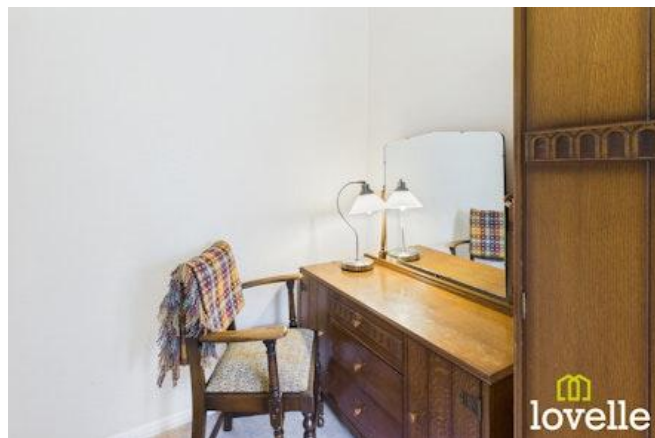
### Bathroom

**1.77m x 1.75m (5'10" x 5'8")**

Featuring a three piece suite comprising of shower cubicle, low flush toilet and hand basin.

### Outside

Outside the property to the front is a lawned area and block paved path leading to a step for the front door. To the rear is an enclosed rear garden featuring established planting, lawn and path to the garden shed and rear gate. Previous owners had the fencing brought forward so the hardstanding could be used as a parking space.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

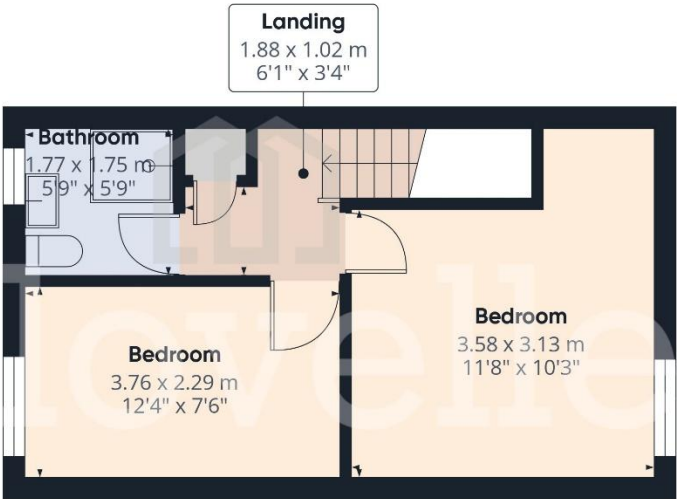
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

**A&C Homes Limited T/A Lovelle Estate Agency**

FLOOR PLANS



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
58.7 m<sup>2</sup>  
632 ft<sup>2</sup>  
  
Reduced headroom  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(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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