

Southwood Avenue, Cottingham, East Riding of  
Yorkshire

Asking Price £180,000



  
lovelle





### KEY FEATURES

- Two Bedrooms
- Semi-Detached
- Prime Location
- First-Time Buyers
- Close to Schools
- Close to Local Amenities
- EPC rating: C
- Council Tax Band: A



## DESCRIPTION

Lovelle are proud to present to the market, this two bedroom semi-detached property in the heart of Cottingham, on Southwood Avenue. Step inside this perfect starter home, you will find the entrance hall leading to the living room, kitchen and conservatory with the large garden at the rear. With two good sized bedrooms and the family bathroom located on the first floor. Located in a sought-after location, close to school and amenities this home has been loved by its owner for many years and is now ready for its next owner to come and make it their own.

The living room offers space for the family to unwind, with the window to the front elevation allowing for plenty of natural light throughout, with a fireplace and an electric fire for added comfort.

Through to the kitchen you will find a utility / storage cupboard, with a mixture of contrasting base and wall units for space and an oven and with four ring gas hob. The window overlooking through the conservatory over to the rear private garden.

The conservatory offers electric so has full use all year round, with windows surrounding overlooking the private garden, you are able to dine with a view.

Up the stairway to the first floor, you will find, the two good sized bedrooms, one with a storage cupboard and two windows to the front elevations and the other with the window to the rear elevation overlooking the private garden.

Outside the property to the front you will find the front garden, with greenery, twisted hazel flowers and pink, fuchsia flowers and off-street parking.

To the rear is the private generous sized garden with plenty of seating areas, greenery surrounding, matured apple and pear trees, and a pond. Perfect for entertaining or relaxing.

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









## PARTICULARS OF SALE

### Hallway

**3.1m x 1.17m (10'2" x 3'10")**

Step inside this perfect starter home into the hallway, you will find the entrance hall leading to the living room, kitchen and conservatory with the large garden at the rear. With two good sized bedrooms and the family bathroom located on the first floor.

### Living Room

**4.25m x 3.63m (13'11" x 11'11")**

The living room offers space for the family to unwind, with the window to the front elevation allowing for plenty of natural light throughout, with a fire place and an electric fire for added comfort.

### Kitchen

**4.57m x 1.97m (15'0" x 6'6")**

Through to the kitchen you will find a utility / storage cupboard, with a mixture of contrasting base and wall units for space and an oven and four ring gas hob. The window overlooking through the conservatory over to the rear private garden.

### Sunroom

**4.26m x 2.91m (14'0" x 9'6")**

The conservatory offers electric so has full use all year round, with windows surrounding over looking the private garden, you are able to dine with a view.

### Bedroom

**3.68m x 3.55m (12'1" x 11'7")**

The main double bedroom has two windows to the front elevation and a storage cupboard / wardrobe.

### Bedroom

**2.75m x 2.69m (9'0" x 8'10")**

A good sized bedroom with the window over-looking the private garden.

### Bathroom

**1.71m x 1.74m (5'7" x 5'8")**

The family bathroom with a shower over bath, WC, basin and mirrored unit.

### Outside

Outside the property to the front you will find the front garden, with greenery, twisted hazel flowers and pink fusia flowers and off street parking.

To the rear is the private generous sized garden with plenty of seating area, greenery surrounding, including a matured apple and pear tree, and a pond. Perfect for relaxing or entertaining.



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## TENURE

The tenure of this property is Freehold.

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## SERVICE CHARGE

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## LOCAL AUTHORITY

Council tax band: A

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.

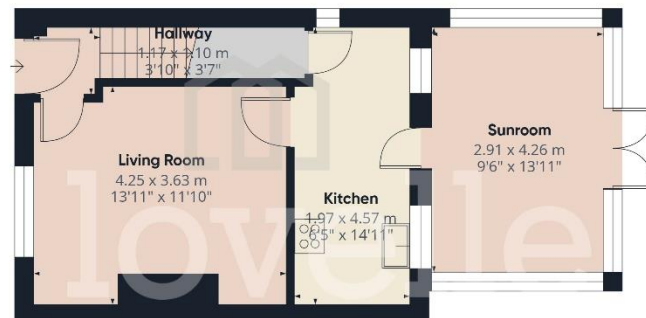
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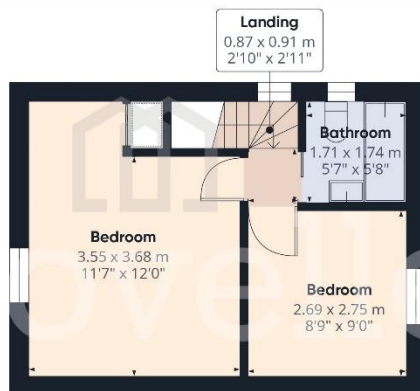
**A&C Homes Limited T/A Lovelle Estate Agency**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		



### Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

65.9 m<sup>2</sup>

709 ft<sup>2</sup>

(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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