



Manor Garth, Cottingham, East Riding of Yorkshire
Asking Price £349,000



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KEY FEATURES

- Four Bedrooms
- Two Bathrooms
- Downstairs WC
- Detached Property
- Popular Location
- Close to Amenities, doctors, shops and schools
- Modern Throughout
- New boiler and heating system
- Garage and Driveway
- Immaculate Condition
- EPC rating D



DESCRIPTION

The village of Skidby is the setting for this superb, modern detached family home, close to local amenities. This is an ideal property for the growing family with highly regarded schools and children's play park close by. This fabulous family home offers well proportioned living accommodation, arranged over two floors and includes a welcoming hallway, cloakroom WC, comfortable lounge / dining room with adjoining conservatory with double doors open out to the rear garden.

At the heart of this family home is the kitchen and dining room with a utility area, creating a lovely space for entertaining family & friends.

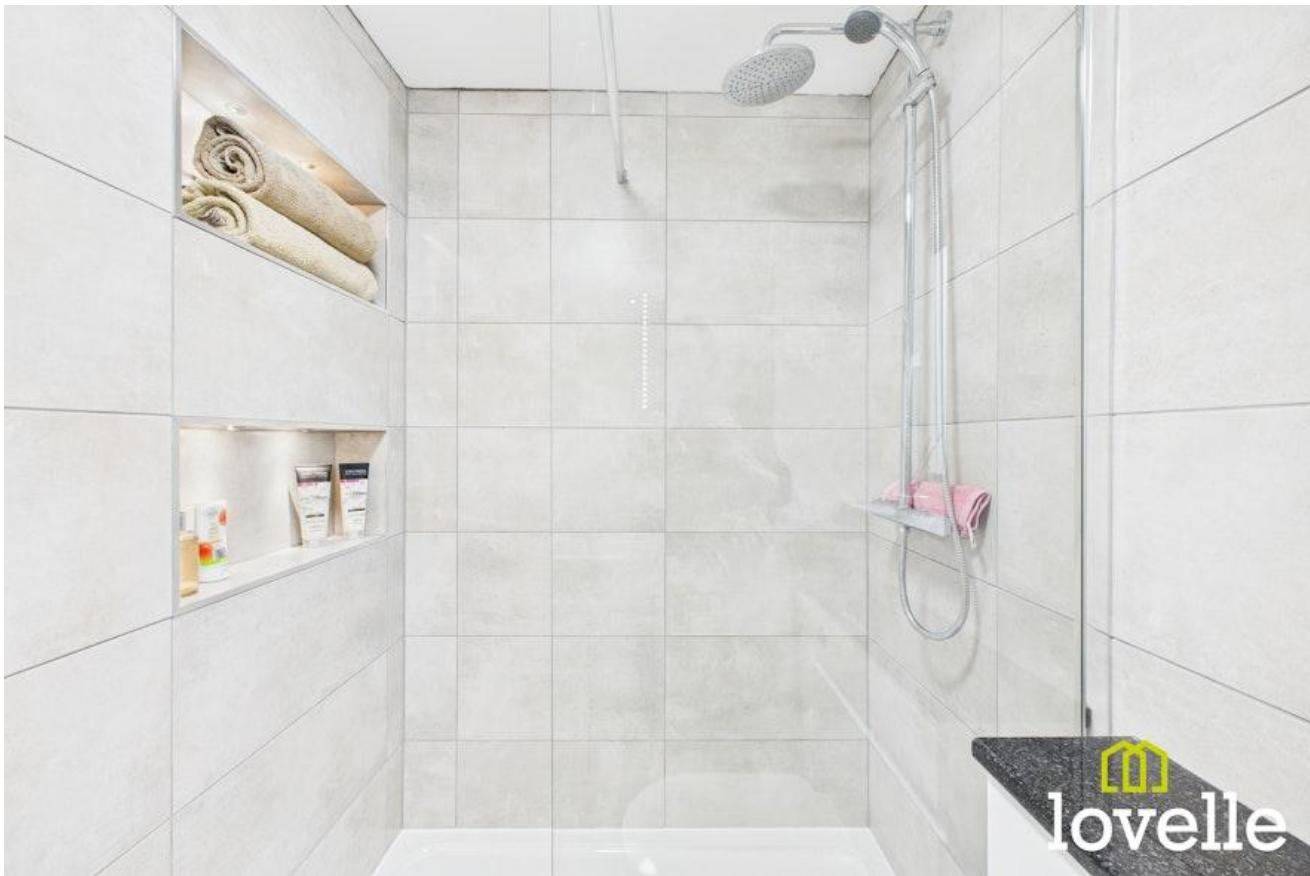
To the first floor is the modern family bathroom and four bedrooms with the main bedroom having a fitted en-suite. All bedrooms are spacious, bright and airy.

Outside, the property to the rear enjoys an elevated position with a sizeable low maintenance garden, with a paved area to the front elevation and attractive pebbles with a stair walkway leading to the grass area and a greenhouse. Also providing ample parking via the driveway before reaching the electric garage.





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PARTICULARS OF SALE

Hallway

2.48m x 1.9m (8'1" x 6'2")

Step inside this beautiful and well presented property to find on the ground floor the WC, large kitchen / diner, utility room, reception and sun room.



Kitchen / Dining Room

7.84m x 2.93m (25'8" x 9'7")

At the heart of this family home is this contemporary kitchen / diner with a range of newly fitted white base and wall units with complimentary work surface. Offering a built in oven and four electric ring hobs with an extractor hood above.

To the front elevation is the dining area with ample space.

There is double glazed window to front and rear elevation and an arch into the utility room.



Reception Room

6.57m x 3.26m (21'7" x 10'8")

This modern and spacious reception offers plenty of natural light with the large windows to the front elevation and glass doors to the rear leading to the sun room. With modern décor and a feature fire place with log burner.

Sun Room

3.37m x 2.67m (11'1" x 8'10")

The sun room is a great bit of extra space, with brick work and glass surrounding which has been fitted with electric. There are double doors leading to the private garden area.

Family Bathroom

2.73m x 1.71m (9'0" x 5'7")

The family bathroom has fitted base and wall units, there is a shower over bath with a glass screen and WC, fitted with a range of units housing a hidden cistern WC and a countertop semi recessed wash hand basin

Bedroom One

3.73m x 2.94m (12'2" x 9'7")

The master bedroom has neutral carpets and paint work with an added feature wall. With the window to the front elevation.

There is an en-suite for added comfort.

WC

1.43m x 1.95m (4'8" x 6'5")

The WC is modern and fresh throughout with white tiles and off-grey wall, offering a WC, basin and wall mounted mirror.

En-Suite

1.99m x 1.4m (6'6" x 4'7")

The stylish and modern en-suite, offering grey and white tiles and cabinets with contrasting black countertops. Consisting of a shower, fitted with a range of units housing a hidden cistern WC and a countertop semi recessed wash hand basin and LED lighting mirror.

Bedroom Two

3.77m x 3.36m (12'5" x 11'0")

The second bedroom is bright and spacious with fitted wardrobes to the side elevation and a storage cupboard on the wall. With the window at the front elevation.

Utility Room

2.46m x 1.95m (8'1" x 6'5")

The utility room offers a great bit of extra space with fitted cupboards along the wall at the front elevation, white base and wall units to the side with contrasting worktops and a sink with the door leading to the private garden.

Bedroom Three

2.77m x 2.65m (9'1" x 8'8")

Another good sized bedroom, currently used as an office with the window to the rear elevation with modern décor throughout.

Outside

Outside, the property to the rear enjoys an elevated position with a sizeable low maintenance garden, with a paved area to the front elevation and attractive pebbles with a stair walkway leading to the grass area and a greenhouse. Also providing ample parking via the driveway and the front of the property before reaching the electric garage.

Bedroom Four

2.77m x 2.89m (9'1" x 9'6")

The final bedroom is at the rear of the property with the window to the rear elevation over looking the private garden.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

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

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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