



Southwood Gardens, Cottingham, East Riding of Yorkshire

Asking Price £170,000




lovelle



KEY FEATURES

- Cul-de-sac Location
- Kitchen Diner
- South-Facing Garden
- Immaculately Presented
- Allocated parking
- Modern Build
- Spacious Sitting Room
- Double Glazed Throughout
- Great First Time Buyer Property
- Total Floor Area 52 Sq M
- EPC rating C



DESCRIPTION

Set in the grounds of the historic Southwood Hall, this superb modern-style home is beautifully presented throughout and is conveniently located within walking distance of Cottingham Village Centre and Cottinghams' Railway and Bus Stations, making it the ideal location for those who commute.

Boasting an entrance hall, generous sitting room and spacious kitchen diner to the ground floor, with two spacious bedrooms and a family bathroom to the first floor, the main bedroom having dual-aspect windows.

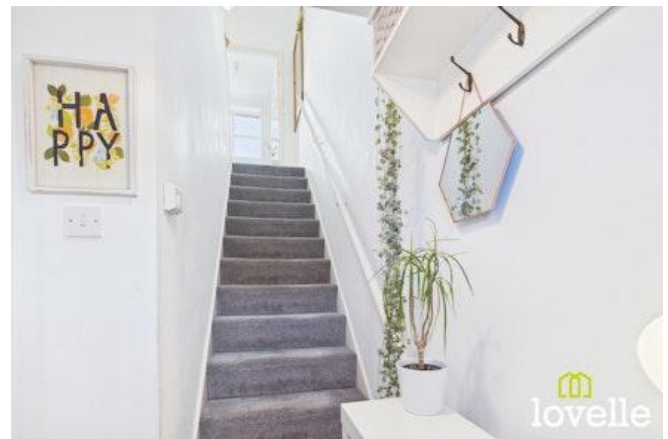
The ground floor entrance hall provides access to the spacious sitting room with feature fireplace and a staircase leading up to the first floor accommodation.

The bright and airy Kitchen Diner has a range of wall and base units and with stone-effect work surface atop and there is ample space for a 4-seater dining suite, creating a lovely area for entertaining family & friends. Sliding doors and a window above the sink, flood the room with natural daylight from the South-Facing Garden.

The private rear garden benefits from a South-Facing orientation, there is a paved patio area ideal for outdoor seating, a lawned area, a garden shed and rear pedestrian access to Southwood Gardens. There is an established Magnolia Tree and planted borders.

To the front of the property is a small, gravelled garden with some established planting, there is a paved and allocated parking area with the cul-de-sac approach road being laid to block-sets. The front of the property is finished with a storm porch which offers practical protection from inclement weather but is also a charming addition to the façade.

This is a wonderful property for either a first-time buyer, a couple or a small family





PARTICULARS OF SALE

Ground Floor Accommodation -

Entrance Hall

1.17m x 1.25m (3'10" x 4'1")

Entrance to the property is through a traditional timber front door, with a glass fan light at high level. The Intruder alarm control panel and central heating thermostat is located in this area, there is an internal panelled door leading into the Sitting room.

Sitting Room

3.09m x 3.97m (10'1" x 13'0")

A bright, light and airy room with a feature fireplace and gas-fired living flame fire insert, atop a tiled hearth. There is a double-glazed window to the front elevation and under-stairs storage. The décor is fresh, elegant and neutral and a door opens onto the dining kitchen.

Kitchen Diner

4.01m x 2.79m (13'2" x 9'2")

A contemporary dining kitchen fitted with a range of base and wall units, stone effect work surfaces and tiled splashbacks. There is a stainless-steel sink with drainer and mixer tap over. Complete with a fan-assisted electric oven, four-ring gas hob with extractor overhead and space for an automatic washing machine and full-height larder refrigerator/freezer. A double-glazed window and sliding door are to the rear elevation, opening to the rear south-facing garden which flood the room with daylight. Ample space for a family dining suite, creating a welcoming area to entertain family and friends.

First Floor Accommodation -

Landing Area

1.88m x 1.66m (6'2" x 5'5")

A central landing area providing access to the first-floor accommodation and loft access, for additional storage.

Bedroom No. 1

3.09m x 3.18m (10'1" x 10'5")

A generous double bedroom with a large airing cupboard, housing the Worcester Bosch CD30i combi boiler. There are two double glazed window to front elevation making this a bright and airy bedroom, the décor is light and neutral and there is a central heating radiator.

Bedroom No. 2

2.05m x 3.66m (6'8" x 12'0")

A spacious single bedroom with a double fitted wardrobe, central heating radiator and double-glazed window to the south-facing elevation, providing views over the private rear garden and the manicured grounds of the historic Southwood Hall.

Family Bathroom

1.89m x 1.9m (6'2" x 6'2")

Comprising of a bathtub with shower over, Chrome Thermostatic shower mixer, glazed shower screen and walls are tiled to the splash areas. There is a pedestal wash basin, low-level W.C, Chrome towel radiator and mirrored vanity cabinet. A double-glazed obscure window to the rear elevation, extraction and a tiled floor.



Outside -

Rear Garden

A fabulous, South-facing private garden, complete with paving, a lawned area, an established Magnolia Tree and planted borders. There is a timber garden shed and pedestrian access from the rear to Southwood Gardens.

Front Garden

Mainly gravelled for low maintenance but offering some established planting, there is a paved, private parking area for one vehicle.

Location

The property is situated in this sought after residential location, of the village of Cottingham, which lies approximately five miles to the northwest of the centre of the City of Kingston upon Hull and it is one of the most exclusive residential villages in the area. Excellent road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well-regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three-mile radius of each other.

TENURE

The tenure of this property is Freehold.

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 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.

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.

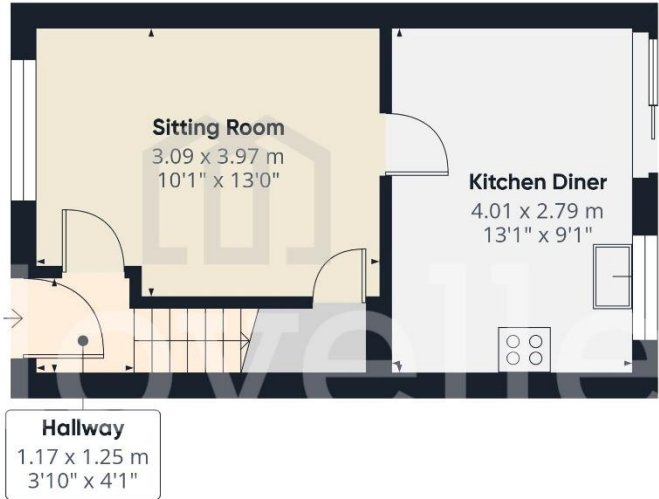
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

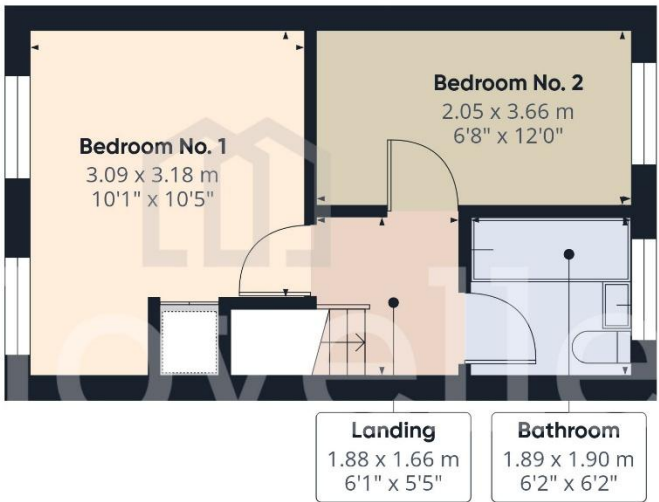


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
52 m²
560 ft²

(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.

GIRAFFE360

