



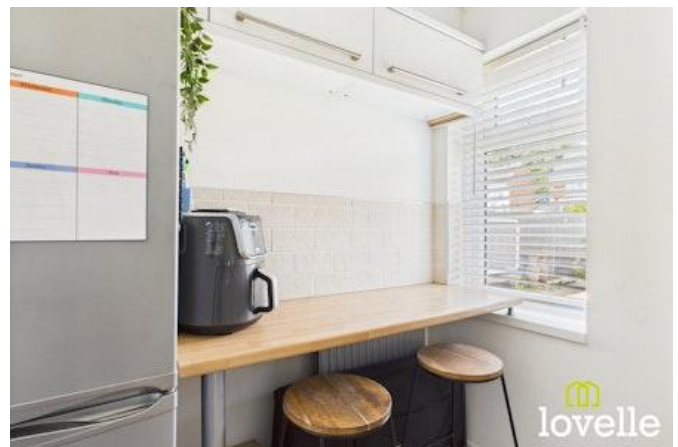
Dixon Court, Cottingham, East Riding of Yorkshire
Asking Price £95,000





KEY FEATURES

- One bedroom
- Ground Floor flat
- Generous reception room
- Garden
- Popular location
- Close to schools
- Transport links
- Close to shops
- Close to village
- Total area 43 m2
- EPC rating C



DESCRIPTION

Lovelle are pleased to present a rare opportunity to market, offered with no chain. This one bedroom ground floor flat is one not to be missed.

Enter through a private front door into a porch with space for coat storage, through a secondary door enter into the spacious hallway with airing cupboard that houses the serviced boiler and storage cupboard with plumbing for white goods. A door to the left leads into the light and airy lounge. Natural light flows through this room with window to the front elevation and French doors to the rear that open onto the private rear garden, providing indoor outdoor living. A feature fire surround acts as a focal point. Back to the hallway and three further doors to the right provide access to the kitchen, bedroom and bathroom. Starting with the kitchen rear of the property, light flow through dual aspect windows, one to the rear and one to the side elevation. A door also provides external access. The kitchen features a mix of base and wall units in gloss white with contrasting wood effect counter tops. These are complemented with neutral butcher block style tiling and breakfast bar providing a space to sit and enjoy. The kitchen features built in electric oven, electric hob and stainless steel sink with mixer tap. The flat is served by the family bathroom that features a three piece suite comprising of walk in shower, hand basin and toilet. The bedroom is light and airy with a window to the front elevation. The bedroom also benefits from built in full height wardrobes with stylish mirrored sliding doors, providing ample storage.

Outside to the rear of the property is an enclosed patio garden that features a decked area from the living room. The garden offers a space to relax, entertain and enjoy. To the front of the property is front garden laid to lawn with established hedging to the street. A path leads to the front door.

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





PARTICULARS OF SALE

Hallway

2.86m x 1.09m (9'5" x 3'7")

A welcoming hallway with separate entrance porch. Airing cupboard housing serviced boiler and storage cupboard with plumbing for white goods. Doors leading to all rooms.

Living room

4.95m x 3.04m (16'2" x 10'0")

A generous living room with window to the front elevation and French doors to the rear allowing natural light to flow through the room.

Bedroom

3.46m x 2.71m (11'5" x 8'11")

A light and airy bedroom with window to the front elevation. Full height built in wardrobes with stylish mirrored sliding doors.

Bathroom

2.21m x 1.49m (7'4" x 4'11")

A tiled bathroom with a shower cubicle, vanity sink with basin and mixer tap, low flush WC and heated towel rail. Window to allow for natural light.

Kitchen

5.12m x 1.63m (16'10" x 5'4")

A galley kitchen featuring a range of base and wall units in gloss white with contrasting wood effect counter tops and breakfast bar. A built in electric oven and electric hob. Stainless steel sink with mixer tap. Windows to rear and side elevation. Door providing external access.

Garden

An enclosed rear patio garden with decked area offering space to enjoy, relax and entertain outdoors.



TENURE

The tenure of this property is Leasehold. Fees TBC

SERVICE CHARGE

TBC

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/>

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.

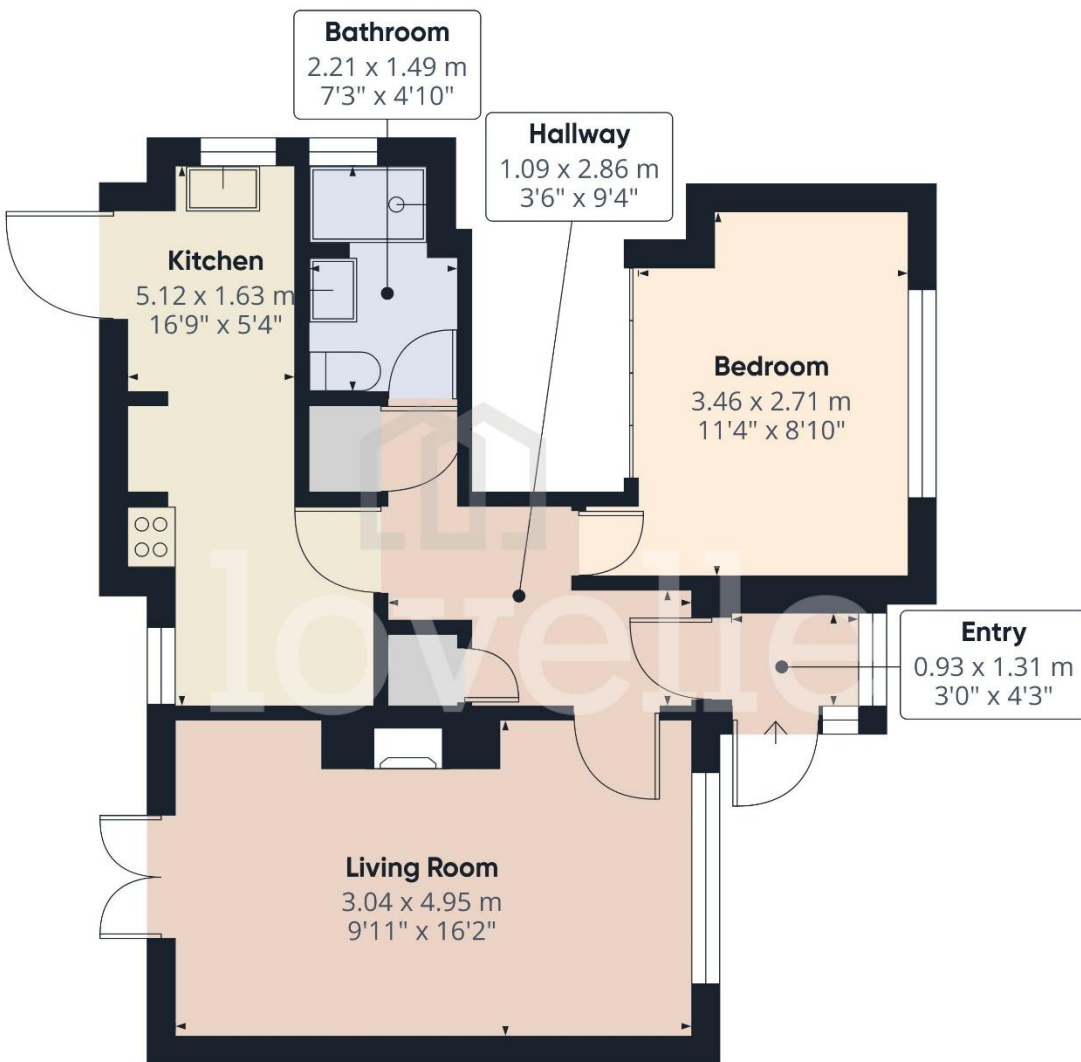
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾
43.1 m²
463 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.

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