



Kingtree Avenue, Cottingham
Asking Price £325,000





KEY FEATURES

- NO ONWARD CHAIN
- Immaculate Semi-Detached Property
- Delightful South Facing Garden
- Fabulous Open Plan Living Space
- Lounge With Barn Style Doors
- Three Bedrooms (Two Doubles)
- Modern & Neutral Three-Piece Bathroom
- Ground Floor WC
- Off Street Parking & Garage
- Central Cottingham Location
- EPC rating D



DESCRIPTION

Boasting a central village location, this fabulous three-bedroom semi-detached property is impeccably presented throughout and enjoys open plan living and a South facing garden! Offered to the market with NO ONWARD CHAIN.

The open plan living space is the highlight of this property, with the kitchen diner across the width of the property to the rear boasting ample space for entertaining. Barn style doors between the lounge and dining area offer versatility for opening and providing a large entertaining space throughout the ground floor space but also give the option to close them off for a more intimate space. There is also access from the hallway to the lounge should someone wish to close the lounge off permanently. The kitchen is fitted with a lovely, neutral range of units in a gloss buttermilk finish having wooden style worktops. The ground floor accommodation is light and airy throughout and has sliding patio doors leading directly out to the patio area. There is also a conveniently positioned WC in the hallway.

To the first floor the property offers three well-proportioned bedrooms. The principal bedroom is light and airy with a lovely walk-in bay window to the front elevation and fitted wardrobes. The second bedroom is also a good-sized double with built-in cupboard and overlooks the rear garden. The third bedroom is positioned to the front of the property and could be utilised as a single bedroom or an office space if required. The bedrooms are served by a stylish three-piece house bathroom with neutral decor.

Externally, the South facing rear garden enjoys a great degree of privacy offering a paved patio area and lawned area with planted borders. It also offers a low maintenance frontage and driveway, providing off street parking.

This lovely property really does tick all the boxes, and we anticipate a high demand, so call us to book your viewing as soon as possible.






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PARTICULARS OF SALE

Entrance

Entrance to the property is via a composite entrance door into a bright and airy hallway. There are stairs to the first-floor accommodation with a downstairs WC beneath. Door to the lounge and dining kitchen, and a central heating radiator.

Lounge

With uPVC bay window to the front elevation, feature fireplace with inset gas fire, half height paneling, picture rail and central heating radiator. Sliding barn style doors to the dining room can be closed to create a separate space.

Open Plan Living Space

A superb open plan living space, great for entertaining and family living. The room is flooded with natural light having multiple windows to the side and rear elevations, uPVC sliding patio doors to the rear elevation and an additional door to the rear elevation from the kitchen area.

Kitchen Area

The kitchen is fitted with a range of units in a gloss buttermilk finish, having wooden effect worktops and white brick effect tiled splash back. Integrated appliances included an eye level oven and microwave, induction hob with extractor above, ceramic sink and drainer with mixer tap above. There is also space for a fridge freezer and two additional appliances.

Downstairs WC

Low flush WC, wash hand basin and uPVC window to the side elevation.

First Floor Accommodation

Bedroom One

A spacious double bedroom fitted with ample storage including wardrobes and overhead units, uPVC bay window to the front elevation and central heating radiator.

Bedroom Two

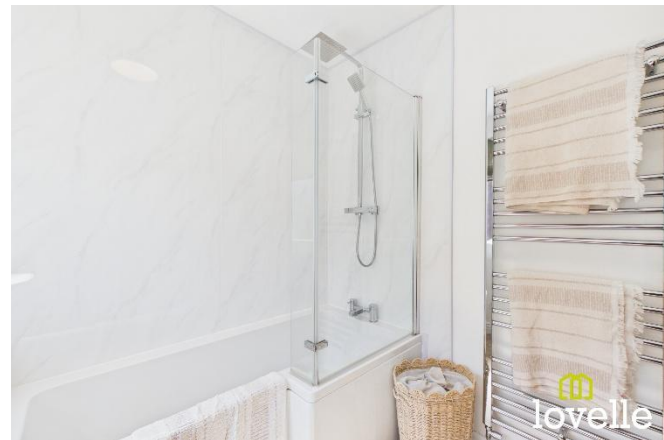
Another good-sized double bedroom with original storage cupboards, uPVC window to the rear elevation, picture rail and central heating radiator.

Bedroom Three

A single bedroom with uPVC window to the front elevation and central heating radiator.

Bathroom

A bright and neutral space comprising P-shaped bath with glass shower screen, rainfall and handheld shower, a low flush WC and pedestal wash hand basin. uPVC window to the side elevation and heated towel rail.



External

Frontage

The property stands behind low level hedging and is mainly gravelled for ease of maintenance and provides off street parking. A paved driveway leads to the garage at the side of the property. There is also gated access to the rear garden.

Rear Garden

Enjoying a private South facing position, the rear garden has a paved patio area accessed immediately from the patio doors. A paved path leads down the garden to the garage access door and a shed. The remainder of the garden is laid to lawn with planted borders.

Garage

Single garage with up and over vehicle door, personel access door and window to the side elevation.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

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

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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.

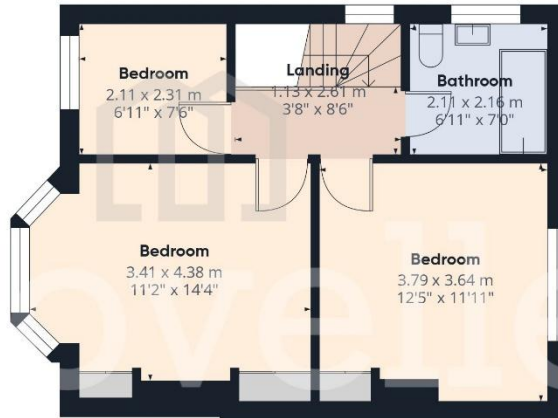
A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

92.3 m²
993 ft²

Reduced headroom

0.2 m²
3 ft²

(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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