



Cotterdale, Hull, East Riding of Yorkshire
Offers over £145,000





KEY FEATURES

- No Forward Chain
- Good Sized Three Bed Terrace
- Highly Regarded Sutton Park Location
- Good Sized Plot with Generous Front Garden
- Smart Kitchen
- Early Viewing Advised
- EPC C
- First-Time-Buyers!
- Transport Links



DESCRIPTION

Lovelle are proud to present to the market, this three-bedroom terraced property on Cotterdale, Sutton Park. Ideal location being close to schools, shops and transport links. With no forward chain, this property would make for a perfect family home. Step inside the property it boasts a large, spacious living / dining door, with access to the rear garden and garage, and a stylish kitchen. To the first floor is three bedrooms and the family bathroom.

To the front of the property is the pleasant good-sized lounge / dining area with a carpeted floor with neutral decor to the walls. Centered around a feature fireplace with an inset fire framed with a decorative surround and sat upon a marble hearth. Central heating radiator and a UPVC double glazed window. With and a set of UPVC double glazed patio doors leading to the rear garden.

A smart kitchen completes the ground floor accommodation with a range of matching high gloss wall and base cabinets with contrasting work surfaces over and splash back tiling to the walls. Inset kitchen sink with separate drainer and mixer tap over, single integrated electric oven with a four-ring gas hob and extractor over, plumbing for an automatic washing machine and space for under counter appliances including fridge and dishwasher. tile effect laminate floor, central heating radiator and a UPVC double glazed window and UPVC double glazed door leading to the rear of the property.

The first-floor accommodation boasts three bedrooms. There are two double bedrooms, both of which offer a range of fitted wardrobes providing an abundance of bedroom hanging and storage space. The family bathroom completes the first-floor accommodation, fitted with a matching three-piece suite comprising paneled bath with handheld shower attachment, pedestal wash basin and a WC.

Outside the property is a real feature for this property, offering a lovely generous front garden. Laid predominantly to lawn with the borders decorated with mature well-manicured garden plants and shrubs. A pathway leads to the main entrance door, and the boundary is defined with a mixture of garden walling and timber rail fencing.

Immediately to the rear of the property is a private garden area, boasting a lawned area beyond and borders decorated with attractive mature garden shrubs. Purpose built garage with side access door, power and light.

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





PARTICULARS OF SALE

Hall

4.33m x 1.78m (14'2" x 5'10")

Entered through a UPVC double glazed front door the welcoming hallway enjoys a carpeted floor and carpeted flight of stairs rising to the first floor having storage cupboard beneath. The all provides access to the lounge diner and kitchen.

Lounge / Dining area

7.51m x 3.52m (24'7" x 11'6")

To the front of the property the pleasant good sized lounge area enjoys a carpeted floor with neutral decor to the walls. Centered around a feature fireplace with an inset fire framed with a decorative surround and sat upon a marble hearth. Central heating radiator and a UPVC double glazed window. With a set of UPVC double glazed patio doors leading to the rear.

Kitchen

2.59m x 3.1m (8'6" x 10'2")

A smart kitchen with a range of matching high gloss wall and base cabinets with contrasting work surfaces over and splash back tiling to the walls. Inset kitchen sink with separate drainer and mixer tap over, single integrated electric oven with a four-ring gas hob and extractor over, plumbing for an automatic washing machine and space for under counter appliances including fridge and dishwasher. Tile effect laminate floor, central heating radiator and a UPVC double glazed window and UPVC double glazed door leading to the rear of the property.

Landing

With a carpeted floor and an airing cupboard the landing allows access to the first-floor rooms.

Bedroom One

3.66m x 3.64m (12'0" x 11'11")

The first double bedroom to the rear of the property has a range of fitted bedroom wardrobes providing an abundance of bedroom hanging and storage space. Carpeted floor, central heating radiator and a UPVC double glazed window.

Bedroom Two

3.11m x 3.83m (10'2" x 12'7")

The second double bedroom to the front of the property has a range of fitted bedroom wardrobes, carpeted floor, central heating radiator and a UPVC double glazed window.

Bedroom Three

2.26m x 1.95m (7'5" x 6'5")

Also to the front of the property with a carpeted floor, central heating radiator and a UPVC double glazed window and a storage cupboard.

Bathroom

2.24m x 1.65m (7'4" x 5'5")

Fitted with a matching three-piece suite comprising panelled bath with handheld shower attachment, pedestal wash basin and a WC. Fully tiled walls, central heating radiator and a UPVC double glazed window to the rear of the elevation.



Front Garden

A real feature for this property is this lovely generous front garden. Laid predominantly to lawn with the borders decorated with mature well-manicured garden plants and shrubs. A pathway leads to the main entrance door, and the boundary is defined with a mixture of garden walling and timber rail fencing.

Rear Garden

Immediately to the rear of the property is a private garden area, boasting a lawned area beyond and borders decorated with attractive mature garden shrubs. Purpose built garage with side access door, power and light.

Garage

With up and over vehicle door, side personnel access door, power and lighting.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

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:-

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

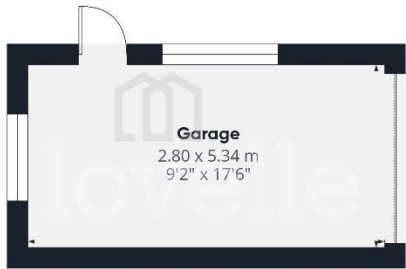
FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
97.4 m²
1048 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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