



Baynard Avenue, Cottingham, East Riding of Yorkshire

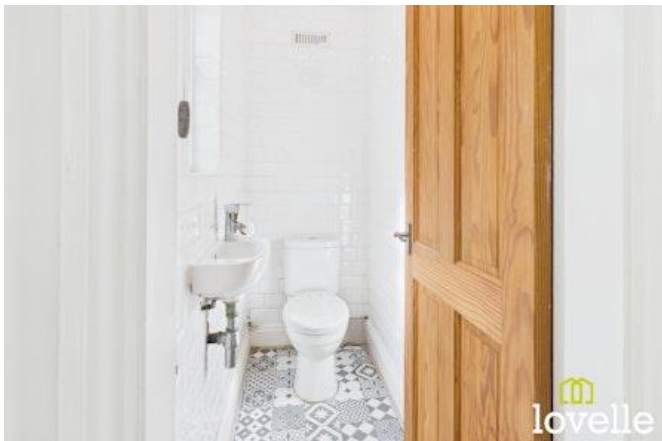
Offers in excess of £195,000





KEY FEATURES

- Semi-detached Property
- Three Bedrooms
- Kitchen Diner
- Spacious Living Room
- Large Driveway
- Great Village Location
- Ground Floor W.C
- Sun-trap Private Rear Garden
- New Carpets & Flooring Throughout
- Freshly Decorated
- EPC rating D



DESCRIPTION

This Superb Family Home has been recently upgraded by the current owners to present a charming and spacious property.

To the ground floor is a conveniently placed entrance lobby which is bright and airy, from here you enter into to the hallway which is laid to a tiled floor and provides access to the Ground floor W.C, a spacious living room and carpeted stairs leading up to the first floor accommodation.

The tastefully styled living room has a large, South-facing bay window which floods the room with natural daylight, there is an electric, wall-mounted feature fireplace creating the perfect focal point. The room is laid to wood-effect flooring and the modern decor creates a great place to relax and with family and friends. There is a large understairs storage cupboard and a glazed timber door leads to the Kitchen Diner.

The contemporary Kitchen Diner is a spacious and versatile room, offering a large range of Shaker style wall and base units in Dove Grey, with contrasting Black luxurious Granite worksurfaces and dining area. Appliances include an integrated dishwasher, double electric fan-assisted ovens, Induction hob with extraction over, under-cupboard lighting, space for an integrated Washing machine and a Chrome tower radiator. A large picture window fills the room with natural daylight and provides views across the private rear garden.

The first floor boasts three well-proportioned bedrooms, all recently re-carpeted and freshly decorated with the main bedroom featuring a period fireplace. There is a bright and airy central landing area providing access to all bedrooms, a large laundry storage cupboard and a modern family bathroom.

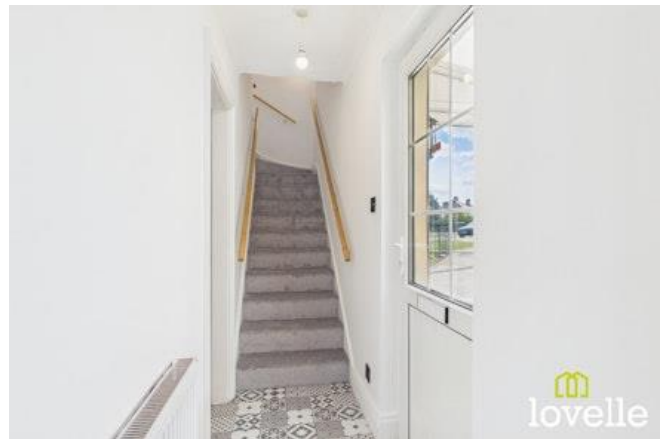
The bathroom is fully tiled and offers a pedestal wash basin, bath tub with thermostatic shower over a glass shower screen, a mirrored vanity cupboard and a Chrome towel radiator. All of the rooms to the the first floor are bright, spacious and welcoming.

The recently installed Gas combi boiler is located within a cupboard in the main bedroom.

There is a family friendly and low maintenance rear garden with a paved patio and lawned area, a perfectly private Sun-trap. Double gates lead out to the front of the property and driveway and there is a timber garden shed to the rear corner for extra storage

To the front of the property is a large, private driveway providing ample off-road parking and set behind decorative wrought iron gates and fencing. The front garden is fabulously landscaped with crazy paving and raised beds, hosting several, mature and manicured shrubs.

The property stands handsomely on the corner of one of Cottinghams' main entry routes, it has fantastic kerb-appeal and great presence and will make a fabulous new family home!





PARTICULARS OF SALE

Lobby

0.97m x 1.92m (3'2" x 6'4")

Located to the side of the property, this is a generous lobby area with a timber floor and fully glazed all round.

Hallway

0.9m x 2.17m (3'0" x 7'1")

A welcoming tiled hallway is accessible via the lobby, leading to spacious living room, ground floor W.C and to the first floor via staircase. entry is via a uPVC front door.

Ground Floor W.C

1.77m x 0.85m (5'10" x 2'10")

Laid to a tiled floor with fully tiled walls, there is a close-coupled toilet and wall-mounted hand basin, there is a window to the side of the property, filling this room with daylight.

Living Room

4.82m x 3.93m (15'10" x 12'11")

A spacious reception room with views to the front aspect of the property via a large bay window. Tastefully decorated with a feature fireplace and access to an understairs storage cupboard.

Kitchen Diner

4.85m x 2.97m (15'11" x 9'8")

A contemporary and versatile room with views over the private rear garden. Neutrally decorated with a fully fitted kitchen, several integrated appliances, Granite worksurfaces, newly installed flooring and a dining counter. Double glazed windows and Central Heating and a uPVC door leading out to rear garden.

Landing

0.91m x 4.27m (3'0" x 14'0")

Newly carpeted and neutrally decorated stairs and landing leading to three well-proportioned bedrooms, a large laundry cupboard and family bathroom. This is a bright and airy landing with a window to the front of the property.

Bedroom No. 1

4.17m x 2.88m (13'8" x 9'5")

A large double bedroom to the rear of the property, featuring a period fireplace, fitted wardrobes and a large window with views across the rear garden. The room is freshly decorated and newly re-carpeted, the gas fired combi boiler is located within a cupboard in the room

Bedroom No. 2

2.83m x 3.04m (9'4" x 10'0")

A generous double bedroom with dual windows to the front of the property, making for a bright and airy room. There is a recessed cupboard for storage, the décor is fresh and the carpet has been newly installed.

Bedroom No. 3

2.42m x 2.72m (7'11" x 8'11")

A good-sized single bedroom that could also be used as a study or home office. There are views over the rear garden, the room is newly carpeted and neutrally decorated.



Family Bathroom

1.63m x 1.39m (5'4" x 4'7")

Elegantly styled and fully tiled, the suite consists of a pedestal wash basin, bathtub with thermostatic shower over, a Chrome towel radiator and a mirrored vanity cupboard and there is a window to the side of the property.

Outside Rear

To the rear of the property is a private garden which offers a patio and lawned area, there is a timber shed on a hard standing and high fencing makes this a secure, private garden and a true sun-trap.

Outside Front

To the front of the property is a large driveway offering off-road parking, the front garden is landscaped and benefits from several mature and shaped shrubs and the property sits behind a decorative, wrought iron fence and double gates.

TENURE

The tenure of this property is Freehold.

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:-

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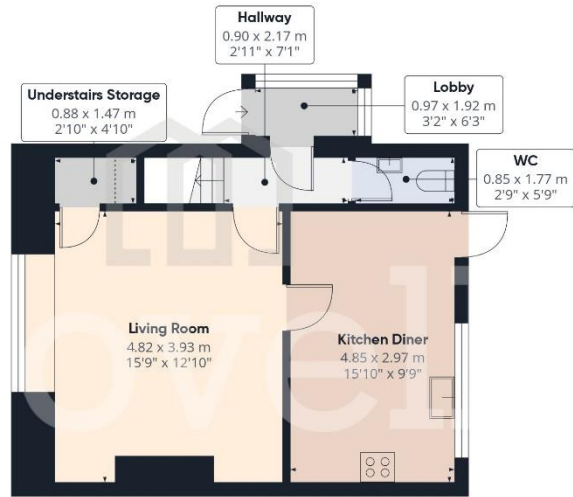
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

76.9 m²
827 ft²

Reduced headroom

0.3 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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