



9 St. Davids Close, Cottingham
East Riding of Yorkshire

Asking Price £250,000





lovelle



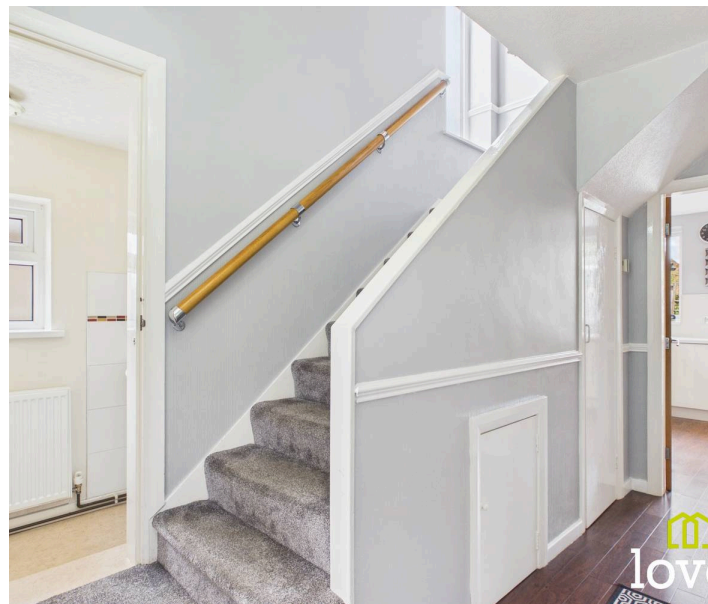
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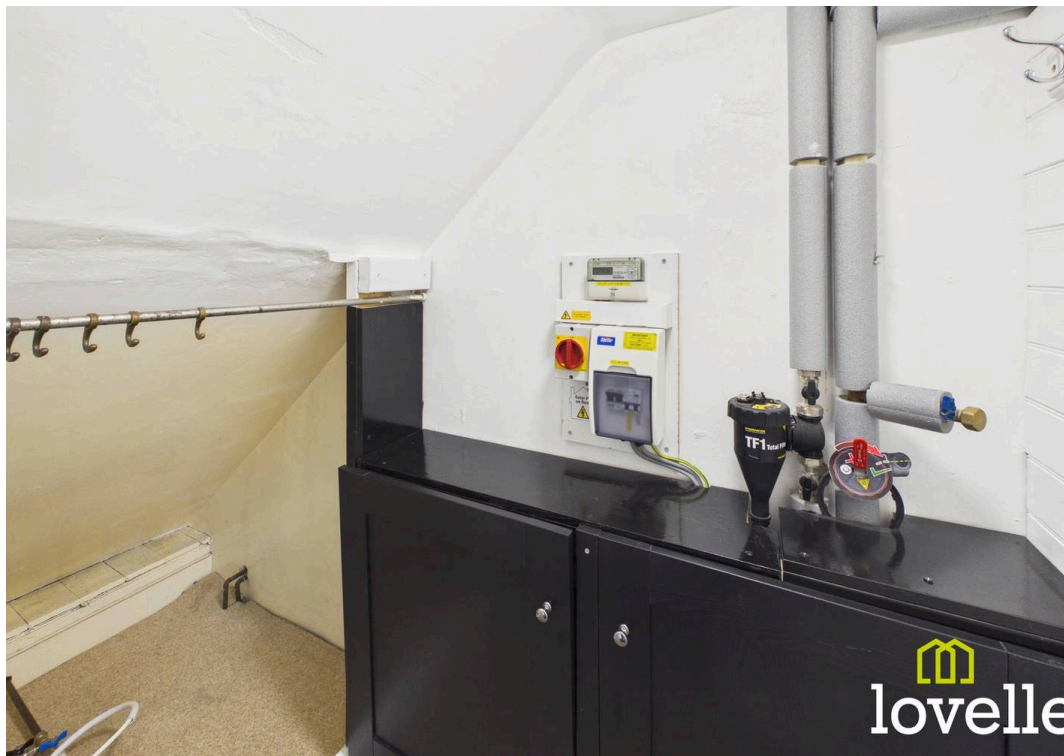
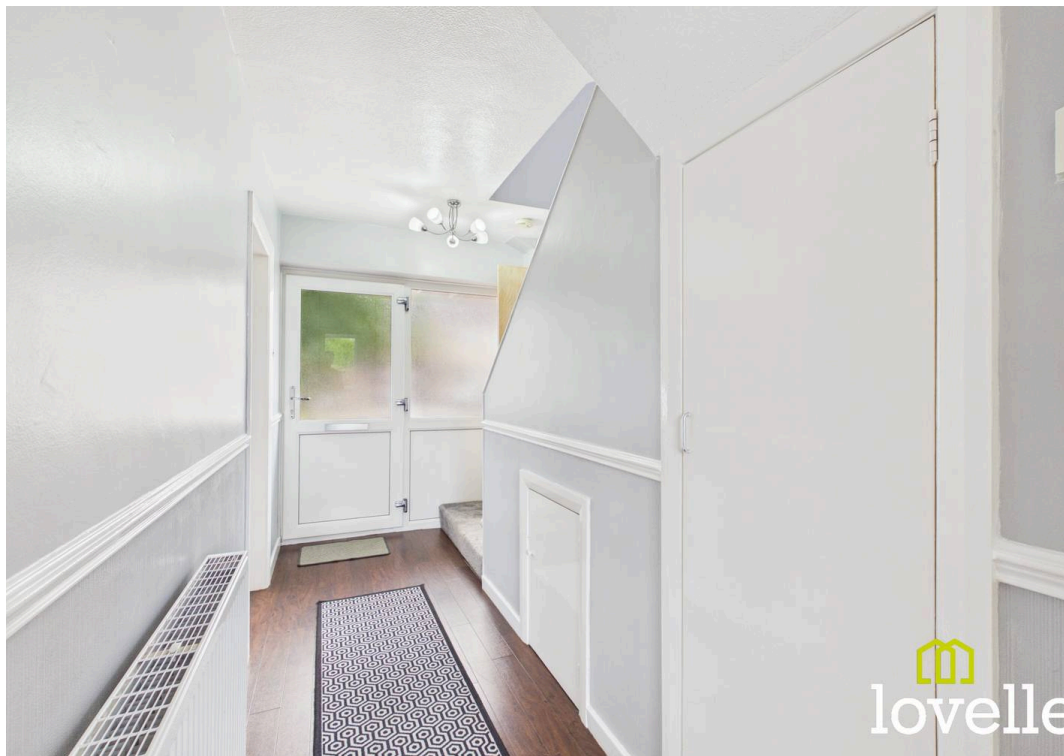
Cottingham

Lovingly upgraded & immaculately presented throughout, this generously proportioned, semi-detached property offers practical & stylish accommodation including; a welcoming entrance hallway, a ground floor W.C., an understairs utility cupboard, a spacious sitting room which leads through to a perfectly located dining room, bright & airy sunroom & a perfectly-appointed kitchen. There are three large bedrooms, two boasting fitted bedroom furniture, an ultra-stylish bathroom & a fully boarded loft for extra storage.

The theme throughout the property is of a neutral colour palette with natural materials & high quality fittings & fixtures. Natural Oak doors are throughout the accommodation, the kitchen boasts Corian worksurfaces & the bathroom is an elegant mix of natural stone tiling & a high specification bathroom suite. The property is light & bright & ready for the new owners to move straight into.

- No Chain
- Three Spacious Bedrooms
- Two Reception Rooms
- Sunroom
- Large Garden & Studio/Workshop
- Garage & Driveway
- Solar Panel & Air Source Heat Pump System
- Fully Modernised
- Cul-de-sac location
- Ground Floor W.C.





Entrance Hallway

11' 10" x 3' 8" (3.61m x 1.13m)

A bright and spacious hallway laid to Oak effect luxury vinyl tile flooring, natural Oak internal doors lead to the sitting room up to the front and through to the kitchen at the rear of the property. There is an understairs cupboard and a carpeted flight of stairs lead to the first floor accommodation & there is a door through to the ground floor W.C.

Ground Floor W.C.

6' 6" x 2' 11" (1.98m x 0.89m)

Located at the bottom of the stairs, there is a two piece suite of a close-coupled toilet & a pedestal wash basin. There is a central heating radiator, tiling to the splash areas and window to the side elevation.

Understairs Utility Cupboard

8' 7" x 3' 0" (2.62m x 0.92m)

Located under the stairs, laid to carpet & fitted with power & lighting. The solar panel control equipment & new consumer unit are located in here.

Sitting Room

11' 11" x 13' 11" (3.62m x 4.24m)

A bright & spacious reception room located to the front of the property, laid to carpet & with a large picture window to the front elevation. The window is dressed with curtains on a pull-cord system & vertical black-out blinds are fitted behind & here is an open aperture through to the dining area.

Dining Room

9' 11" x 8' 11" (3.03m x 2.72m)

Laid to luxury vinyl tile & with double French doors leading out to the conservatory. There is a natural Oak door through to the kitchen & a central heating radiator.

Kitchen

10' 5" x 11' 1" (3.17m x 3.37m)

Fitted with an extensive range of high-gloss, cream wall & base units with Corian worksurfaces atop. There is a high-level electric fan-assisted oven, a four-ring induction hob with extraction over. Space is provided for a dishwasher & larger fridge freezer. There is a dual-bowl ceramic sink



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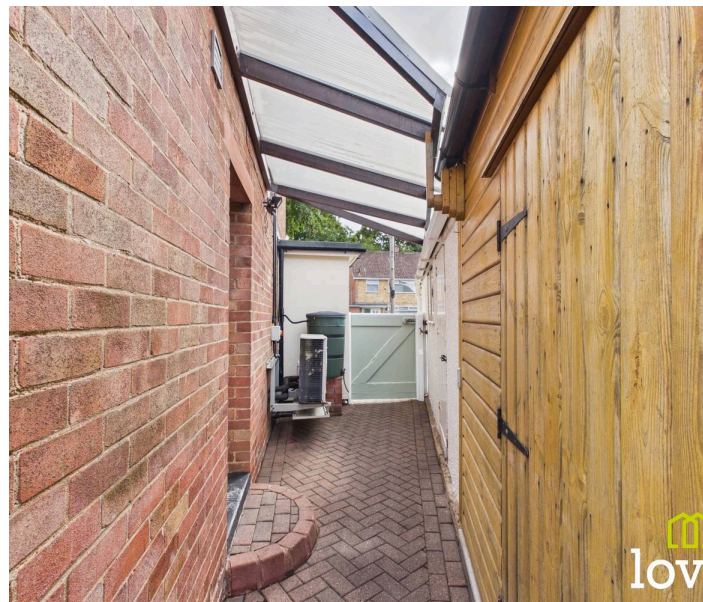
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REAR GARDEN

An generously sized garden, mainly laid to lawn, with a number of raised seating areas, one being a composite decked terrace. There is a mature rockery to the rear corner & raised borders with mature planting. A block-paved, covered courtyard runs alongside the house and leads to the front gate, the air source heat pump is housed in this area and space is provided for bins & a water butt.

FRONT GARDEN

Mainly laid to decorative gravel, sat behind a low brick wall & bordered with mature roses. The garden also provides an additional parking space if required.

DRIVEWAY

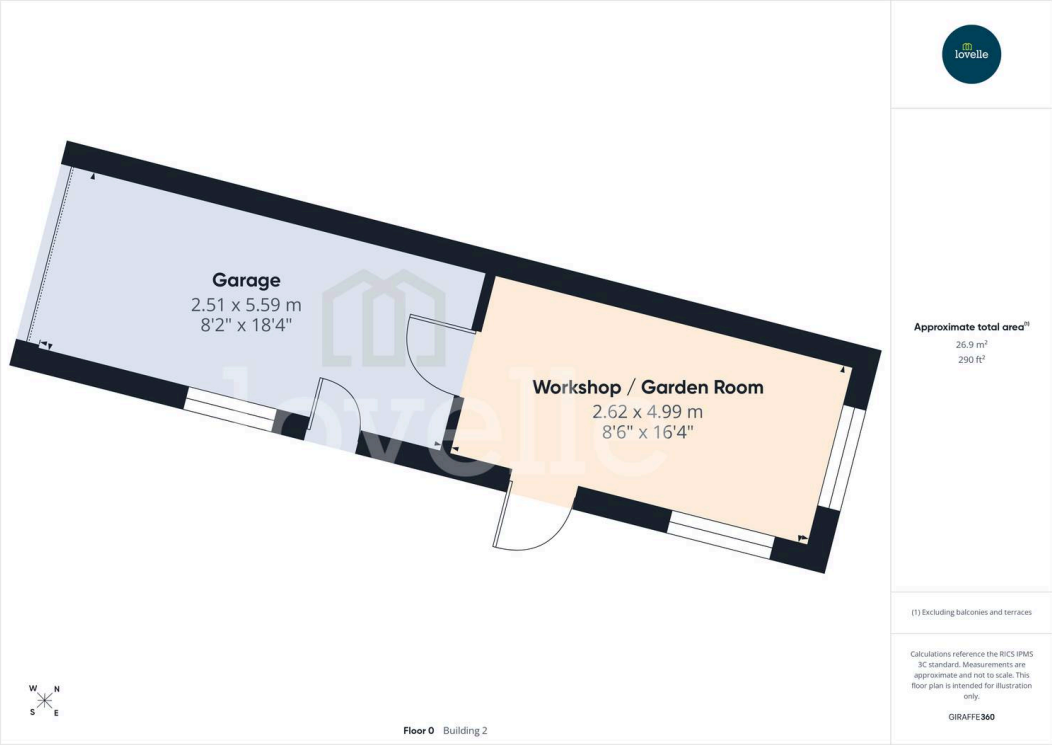
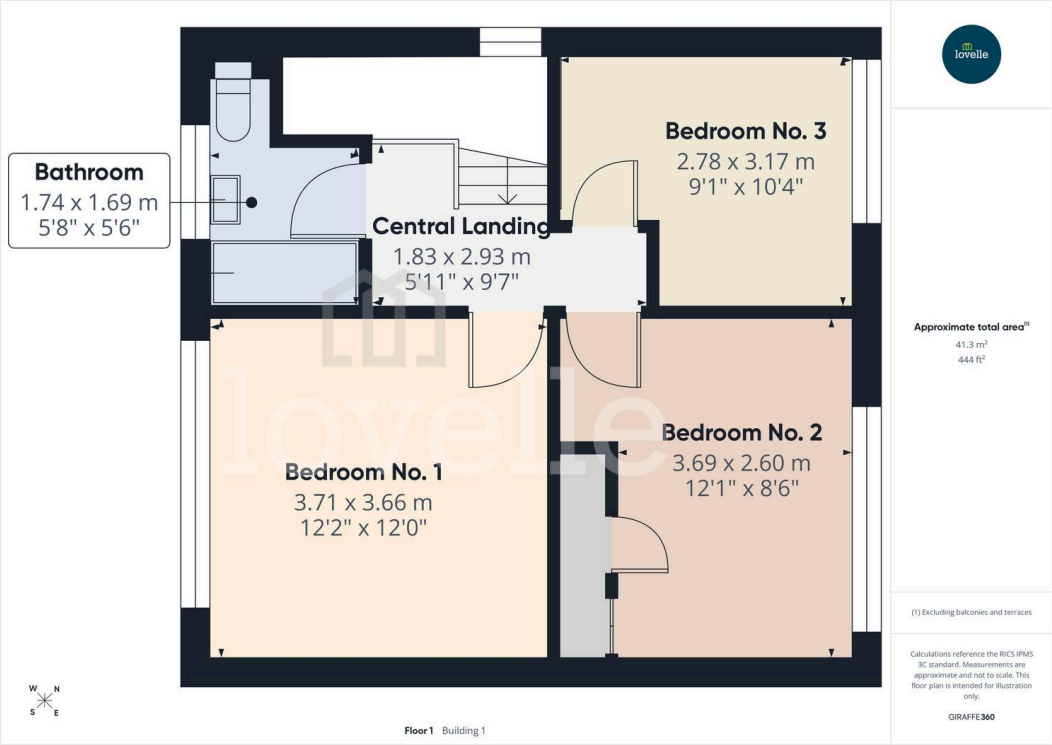
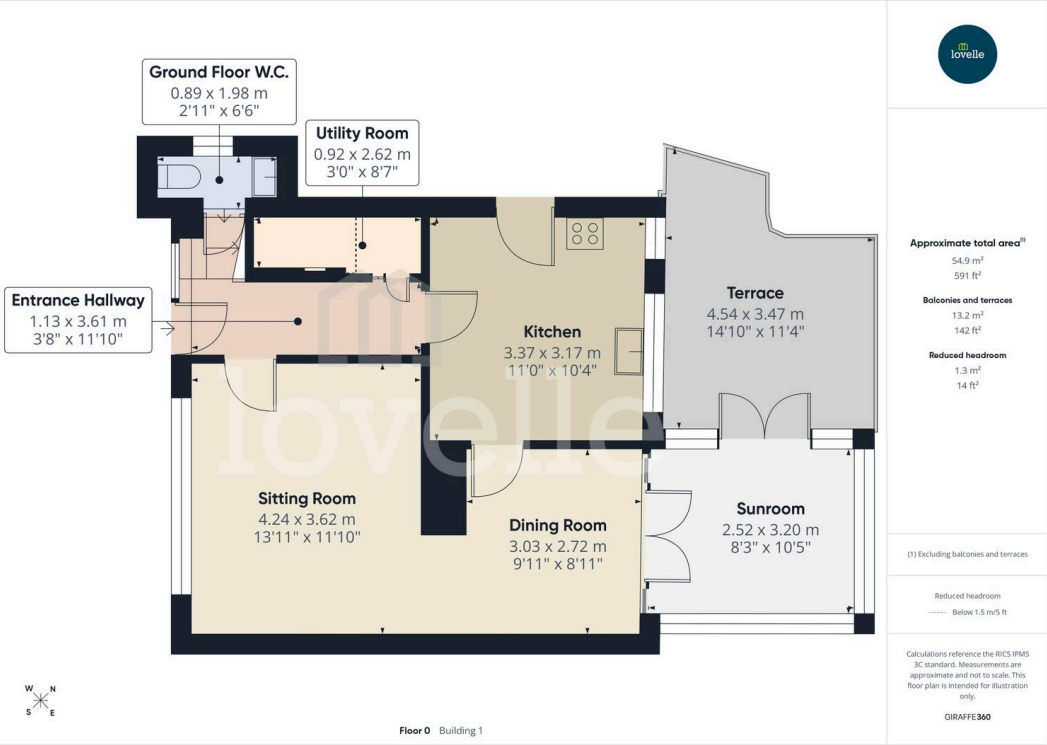
3 Parking Spaces

A spacious blocked paved driveway providing off-road parking for 2 vehicles & space for a third vehicle within the garage.

GARAGE

Single Garage

A single, detached garage to the side of the property with an up-and-over vehicle door to the front, a single door to the enclosed & covered courtyard area & a single door to the timber studio/workshop behind. Benefitting from power & lighting & a window to the side elevation and Plumbing for washing machine and dryer.



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

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.

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 <https://www.lovelle.co.uk/privacy-policy/> 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.

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.



Lovelle Cottingham / Hull

Lovell Estate Agents, Unit 4 - HU16 5QQ

01482 846622

cottingham@lovelle.co.uk

www.lovelle.co.uk/

