



The Close, Cottingham, East Riding of Yorkshire
OIRO £210,000





KEY FEATURES

- Semi-detached property
- Three bedrooms
- Boarded loft storage room
- Large private gardens
- Upgraded electrical system
- Newly installed high-specification kitchen
- Garage with power & lighting
- Laundry Room
- Fabulous kitchen diner
- A few moments walk from local shops
- EPC rating D



DESCRIPTION

Having recently undergone a programme of renovations with it's current custodians, this lovely home is the epitome of 1930s charm with a modern interpretation & fabulous period touches throughout. As you step into the bright & airy entrance hall you are immediately struck by the amount of natural light & the calming colour scheme, with a new carpet having been just laid to the hallway, stairs & landing .

Through into the Sun-drenched kitchen diner, recently installed are a range of stylish, Navy Blue, wall & base units with solid Oak work surfaces & risers above. This stunning kitchen offers multiple integrated appliances including a fan-assisted oven & a combination microwave oven, both high-level & a four-ring induction hob with extraction & lighting over. The dual-aspect windows provide fantastic views across the spacious, private front garden & a porcelain double sink & drainer sit underneath the Triangle Bay window.

The theme of light, space & openness continues as you move through into the Dining area, flooded in natural day light from the double, French doors leading out to the rear garden. The natural stone colour of the walls contrast beautifully against the bold checker-board tiled floor, which continues through from the kitchen. Fabulous features of the room include the tall column radiator & the stylish Industville light fittings but the true focal point is stunning, period, cast iron fireplace! The Sitting room is another bright & inviting area with a beautifully-crafted Oak fireplace, wood-effect flooring, a walk-in Box Bay Window flooding the room in Sunlight & a calming colour pallet.

Up to the first floor accommodation & you arrive onto a spacious central landing, from here you access the family Bathroom, two double bedrooms, a single bedroom which is currently used as a home office & a large loft hatch with telescopic ladder provides access to the boarded loft storage room above. A wonderful feature of this room is the Triangle Bay window on the mid-landing, filling the space with daylight, while fabulous, reproduction period doors & Beehive handles add charm and character.

The family bathroom is bright & inviting with dual aspect windows & a combination of a pastel colour pallet in contrast to the Ash-effect flooring. The over-sized bathtub offers a Chrome shower operated through a Thermostatic mixer valve & a glazed shower screen. There is a deep porcelain wash basin with a Chrome towel rail attached, a close-coupled W.C & extraction, a very well-appointed bathroom!

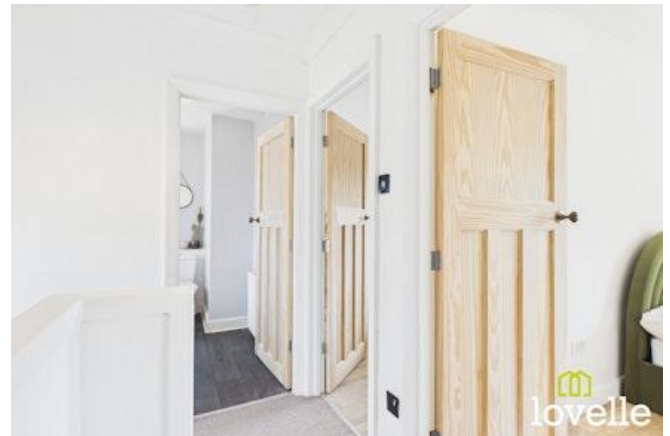
Bedroom No. One is to the rear of the property & benefits from a large picture window, a natural colour palette & timber-effect flooring. The light & elegant Venetian blinds & full-length curtains make for a calm & inviting room.

Bedroom No. Two is a further comfortable double & is also to the rear of the property, with a large window overlooking the rear garden this is an incredibly bright and airy bedroom. The wood-effect flooring & full-height curtains provide a naturally-themed colour pallet.

Bedroom No. Three is a perfect single or home office, well-proportioned & with views out onto the large front garden, currently used as a home office but would make an excellent Childs bedroom or Nursery. Laid to wood-effect laminate flooring, with vertical blinds & with an airing cupboard which houses the Ideal Logic Gas combi boiler.

Up to the loft storage room which is accessed via a telescopic ladder from the large loft hatch, this storage area offers power, lighting & a central heating radiator. The floor has been raised, there is a built-in cupboard & a large VELUX roof window.

To the outside & the front of the property the original 1930's window style has been retained but through double glazed window units. This expansive front garden is mainly laid to lawn but also features some mature planting & is bordered by a mature hedge. The garden extends to wrap around the side of the property & leads a to covered driveway & garage, providing convenient off-road parking. To the side elevation is a decorative wrought iron gate which lead to the private, rear garden.



The rear garden occupies a desirable South-facing aspect, mainly laid to lawn but also with planted borders it is the perfect area to relax & entertain. There is a paved patio area adjacent the house which benefits from direct sunshine all day, leading to a large brick & pitched roof garage with power & lighting. There is a further brick & tile potting shed, also with power & lighting.

The important points to note about this amazing property are: major electrical upgrades were undertaken in 2025, the Kitchen was installed in 2025, there is a modern IDEAL Logic Gas Combi boiler installed which has been serviced, with central heating radiators extending into all rooms. The property has been recently re-plastered in the main, reproduction period doors with period ironmongery have been installed to the first floor & the loft is boarded with a retractable ladder for excellent additional storage but most importantly...

This beautiful house has been lovingly restored & made into a warm, stylish and inviting home and is now ready for new custodians to take care of it & enjoy all it has to offer!



PARTICULARS OF SALE

Hallway

2.68m x 1.79m (8'10" x 5'11")

A bright & spacious entrance hall, fitted with full-height mirrored storage cupboards. Providing access to the sitting room, kitchen diner, there is a staircase to the first floor accommodation & has been Recently recarpeted.

Sitting Room

3.67m x 3.9m (12'0" x 12'10")

Located to the rear of the property, this room is laid to wood-effect laminate flooring, there is a box bay window to the south elevation, a feature Oak fireplace with a living-flame gas fire & spot downlights.

Kitchen

2.93m x 3.15m (9'7" x 10'4")

Having recently been fully re-fitted with a range of wall & base units with Oak worksurfaces, there are several integrated appliances & a large porcelain dual-bowl sink. A Triangle bay window & 2nd picture window are to the front elevation.

Dining Area

2.55m x 3.09m (8'5" x 10'1")

Laid to a checker-board tiled floor, there are double French doors out to the rear garden & a period, cast iron feature fireplace, boasting Industville light fittings & a tall column radiator.

Entrance Lobby

0.91m x 0.79m (3'0" x 2'7")

Providing access to the side of the property through a uPVC glazed door, also leading to the laundry room & pantry storage cupboard.

Laundry Room

Fully tiled & laid to vinyl flooring, there is a window to the side elevation & services are provided for laundry machines.

Central Landing

1.95m x 1.11m (6'5" x 3'7")

Bright, airy & benefitting from a Triangle Bay window on the mid-landing. Providing access to the 1st floor accommodation & loft storage room. Laid to recently-installed carpet & featuring reproduction, period internal doors & ironmongery.

Bedrom No. 1

3.55m x 3.77m (11'7" x 12'5")

Located to the rear of the property, this bright & spacious double room is laid to wood-effect flooring, Venetian blinds & full-height curtains dress the picture window.

Bedroom No. 2

3.63m x 3.26m (11'11" x 10'8")

Also located to the rear of the property this is a generous double room with neutral décor, wood-effect flooring & a large picture window floods the room in natural daylight.



Bedroom No. 3

2.55m x 2.52m (8'5" x 8'4")

A light-filled single bedroom or home office, with a window to the front elevation. Laid to wood-effect flooring & with a linen storage cupboard which houses the Ideal Logic boiler.

Loft Storage Room

3.79m x 2.81m (12'5" x 9'2")

Accessed via a large loft hatch with a telescopic ladder, this storage area benefits from power, lighting, a built-in cupboard & a large VELUX roof window.

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.

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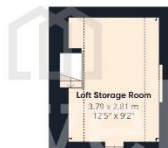
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

112.1 m²
1208 ft²

Reduced headroom

2.6 m²
28 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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