



Exeter Street, Cottingham
Asking Price £180,000





KEY FEATURES

- Fabulous End Terrace Property
- West Facing Rear Garden
- Tastefully Presented Throughout
- Open Plan Lounge Diner
- Stylish Shaker Kitchen with Central Island
- Three Bedrooms
- Four Piece Bathroom
- EPC rating TBC



DESCRIPTION

This beautifully presented three-bedroom terrace house on Exeter Street, Cottingham, stands proud on the street, close to the junction of New Village Road. Three bedrooms, high ceilings, traditional features, fabulous contemporary kitchen, Victorian style fireplace and West facing garden are just some of the features on offer at this property.

The ground floor boasts a spacious open plan lounge diner with high ceilings. To the front is the lounge area centred around a Victorian style fireplace and a large box bay window to the front elevation flooding the room with natural light. There is also ample space for a substantial dining table and a window to the rear elevation offering views of the rear garden. Located to the rear of the property is sublime kitchen that has been meticulously planned to incorporate a central island, creating the heart of the home. With a combination of on-trend neutral and navy units, finished with Quartz worktops and several integrated appliances.

To the first-floor accommodation there is a spacious main bedroom with a large bank of fitted furniture and a further double bedroom with views to the rear garden. At the rear of the property is a lovely single bedroom that has a walk-in bay window, which could also be utilised as an office if required, enjoying views to the rear elevation.

Externally, the property enjoys a generously proportioned West facing rear garden with a spacious patio area to enjoy the sun into the evening. The remainder of garden is mainly laid to lawned with secure fencing to the perimeter with gated access to the side. To the front of the property, there is low level brick walling with inset pedestrian gate.

A stylish property ready for new owners to move in and enjoy!





PARTICULARS OF SALE

Entrance Hall

Entrance to the property is via a uPVC door into a welcoming entrance hall with lovely features including half height panelling and corbels. Stairs leading to the first floor living accommodation, door leading into the lounge diner.

Lounge Diner

A lovely spacious dual aspect room with large uPVC box bay window to the front elevation and window to the rear elevation, flooding the room with natural light. The lounge area is centred around a Victorian style fireplace with gas fire. Door to the kitchen, understairs storage cupboard and two central heating radiators.

Kitchen

A fabulous and practical kitchen with a range of units and a central island in a traditional shaker style in a combination of natural and navy finish, finished with a Quartz worktop, blue tiled splashback and industrial style shelving. Integrated appliances include a eye level double oven, induction hob, undermount sink with mixer tap, fridge freezer, dishwasher and washing machine. With uPVC door and windows to the side and rear elevations, door to the side elevation and column style radiator.

First Floor Accommodation

Bedroom One

With a large bank of fitted furniture including wardrobes, cupboards and drawers. uPVC window to the front elevation and central heating radiator.

Bedroom Two

Half height panelling, uPVC window to the rear elevation and central heating radiator.

Bedroom Three

uPVC walk in bay window to the rear elevation and central heating radiator.

Bathroom

Fitted with a four piece suite comprising bath, shower cubicle and fitted units housing a concealed cistern WC and semi recessed wash hand basin. Tiled walls, uPVC window to the side elevation and heated towel rail.

Rear Garden

The rear garden enjoys a great degree of privacy and West facing position. There is a good sized paved patio and spacious lawned area. Gated access to the side provides rear access between this and a neighbouring property.



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

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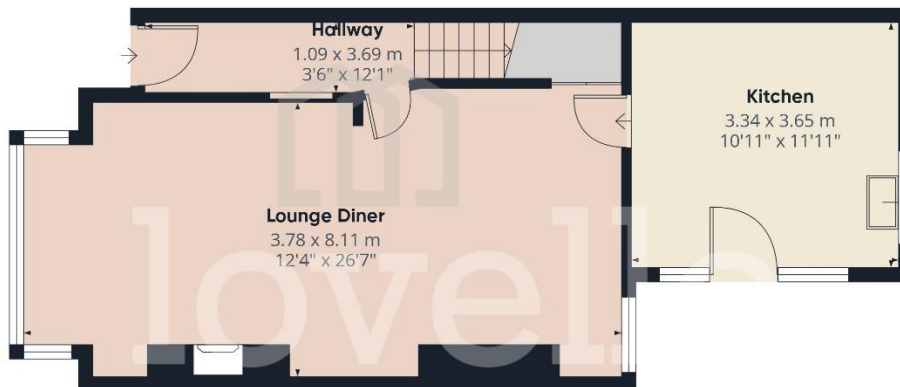
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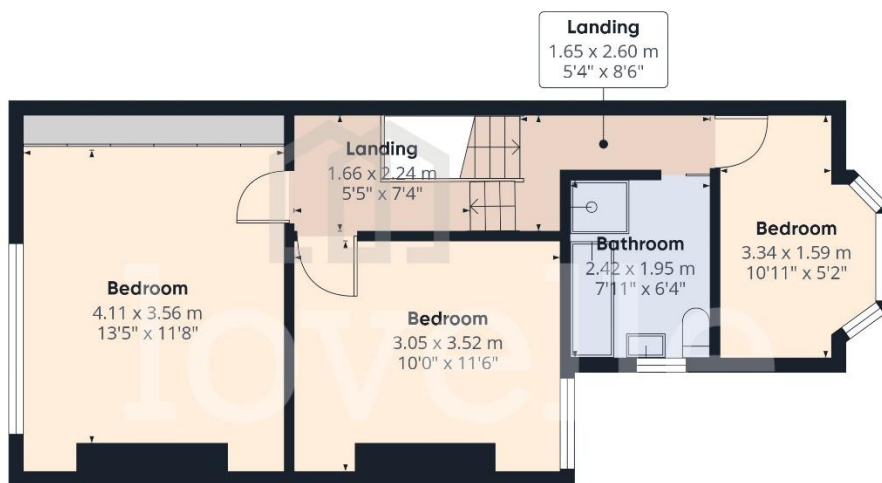
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FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
92.6 m²
997 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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