



George Street, Cottingham, East Riding of Yorkshire
Offers Over £170,000





KEY FEATURES

- Fantastic Village Location
- Three Bedrooms
- End of Terrace Property
- Brimming with Potential
- Cosmetic Upgrade Required
- Two Reception Rooms
- First Floor Bathroom
- Council Tax Band B
- Tenure Freehold
- EPC Rating D



DESCRIPTION

A three-bedroom end of terrace property, situated in the heart of Cottingham.

Having been loved by the previous owner since the 60's, this property comes to the market looking for a new beginning and offers a fantastic backdrop to do so.

Comprising of hall, two reception rooms with a small extended kitchen, three first floor bedrooms and a family bathroom, all in need of cosmetic upgrade.

In addition, the property benefits from a westerly facing rear garden and walled front garden, all situated a stone's throw from the heart of the village, this property is a must see!





PARTICULARS OF SALE

Entrance Hall

1.71m x 1.41m (5'7" x 4'7")

A welcoming entrance hall leading up to the first floor or into the lounge. UPVC front door with light and neutral decoration.

Living Room

3.83m x 3.85m (12'7" x 12'7")

A comfortable lounge with bay window to the front elevation. Cream carpet, UPVC double glazed windows and centrally heated.

Kitchen/Diner

2.89m x 5.33m (9'6" x 17'6")

Accessible via the lounge is the bright and airy dining space leading to kitchen.

With a large UPVC double glazed window to the rear elevation, plenty of natural light enters the space. Feature electric fireplace, carpeted and neutrally decorated.

Access available to under stairs storage.

The kitchen has fitted wall and base units, ceramic sink with drainer and mixer tap, with space for fridge freezer, freestanding cooker and plumbed for a washing machine.

There is rear access to the property via the kitchen leading to the westerly facing garden.

Landing

2.66m x 0.82m (8'8" x 2'8")

A light and carpeted landing, leading to three bedrooms, bathroom and access to the loft space.

Bedroom One

3.4m x 3.4m (11'2" x 11'2")

A generous double bedroom with fully fitted wardrobes. Carpeted with UPVC double glazed window to front elevation.

Bedroom Two

3.31m x 3.32m (10'11" x 10'11")

A double bedroom with charming feature fireplace, wooden floors and UPVC double glazed window to rear elevation. A fitted cupboard space houses the recently installed boiler.

Bedroom Three

2.2m x 1.73m (7'2" x 5'8")

A small single bedroom with UPVC double glazed window to the front elevation. This room would also make a great home office/study.

Family Bathroom

1.72m x 1.87m (5'7" x 6'1")

A part tiled first floor bathroom with paneled bath with shower over, sink and closed coupled toilet.

Front & Rear Gardens

The perimeter to the front of the property is made up of hedge borders and a low brick wall.

The rear garden is mostly patio with a hedged boundary to one side and fence panels to the adjacent property.

There is a hard standing, which currently houses a shed for storage.



Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the northwest of the Centre of the City of Hull, and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well-regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three-mile radius of each other.

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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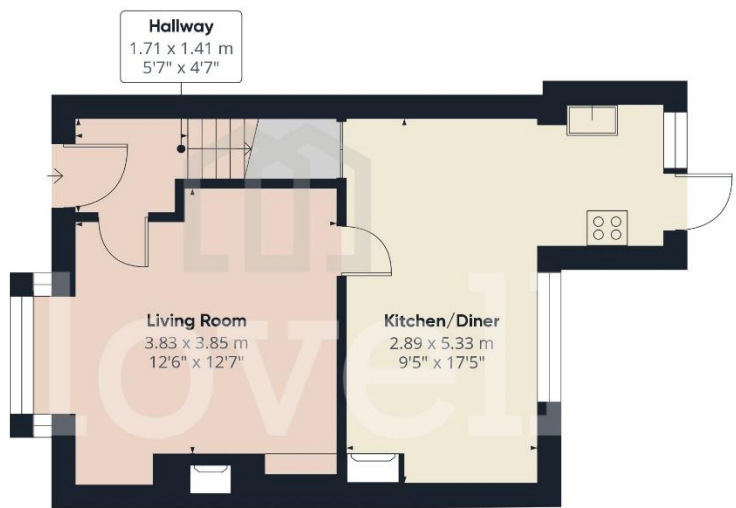
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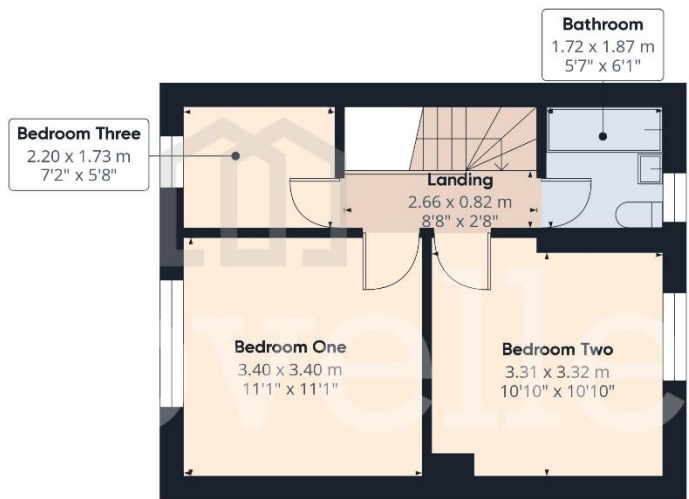
A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
71.79 m²
772.75 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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