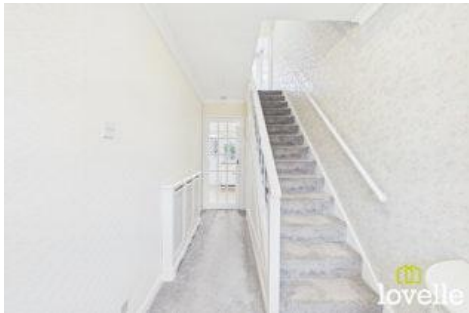




Cotterdale, Kingston upon Hull
Guide price £150,000





KEY FEATURES

- Three Bedrooms
- Sutton Park Location
- Open Plan Kitchen Diner
- Sun Room
- Close to Local Amenities
- First-Time-Buyer Property
- Terrace Property
- Garage
- Private Garden
- No Chain
- EPC rating C



DESCRIPTION

Step into a bright & spacious hallway with newly fitted carpets, glazed internal doors lead you to an open plan kitchen diner, a generously sized sitting room & a sunroom. A carpeted flight of stairs lead you up to the first floor accommodation where you will find three generous bedrooms & a well-appointed family bathroom.

The kitchen diner is fitted with a range of country-style, cream base & wall units with contrasting beech-style worksurfaces atop. Free standing appliances include a dishwasher, fridge freezer, washing machine & in addition there is a fan-assisted electric oven & a four-ring gas hob with extraction over. A uPVC glazed door leads out to the cosy sunroom, a perfect extra area to relax or entertain.

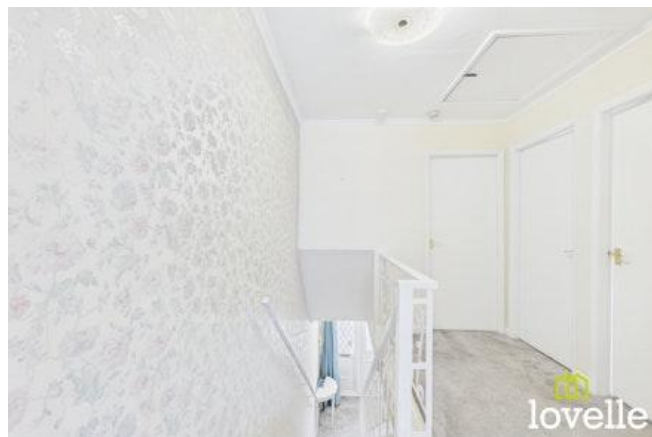
Through to the dining area is a large picture window which floods the room in natural daylight & offers views over the rear private garden, both the kitchen & dining area are laid to Beech-effect laminate flooring & double, glazed internal doors lead through into the sitting room, these doors can be opened-up for entertaining guests. There is a dining table which can be included in the sale of the property, both curtains & vertical blinds dress the window.

Through the double doors & into the sitting room, this is a bright and airy room given the large picture window to the front of the property. Also benefitting from a newly laid carpet & neutral decor, there is a living-flame gas fire set within an elegant surround & with a Marble hearth & back panel, this forms a focal point in the room. All furniture in this room can also be included within the sale of the property if required, both curtains & vertical blinds dress the window.

Up to the first floor & all rooms are accessed from a large central landing, there are three spacious bedrooms all with newly laid carpets and fitted wardrobes, both double bedrooms have curtains & vertical blinds to their windows, with the third bedroom having vertical blinds.

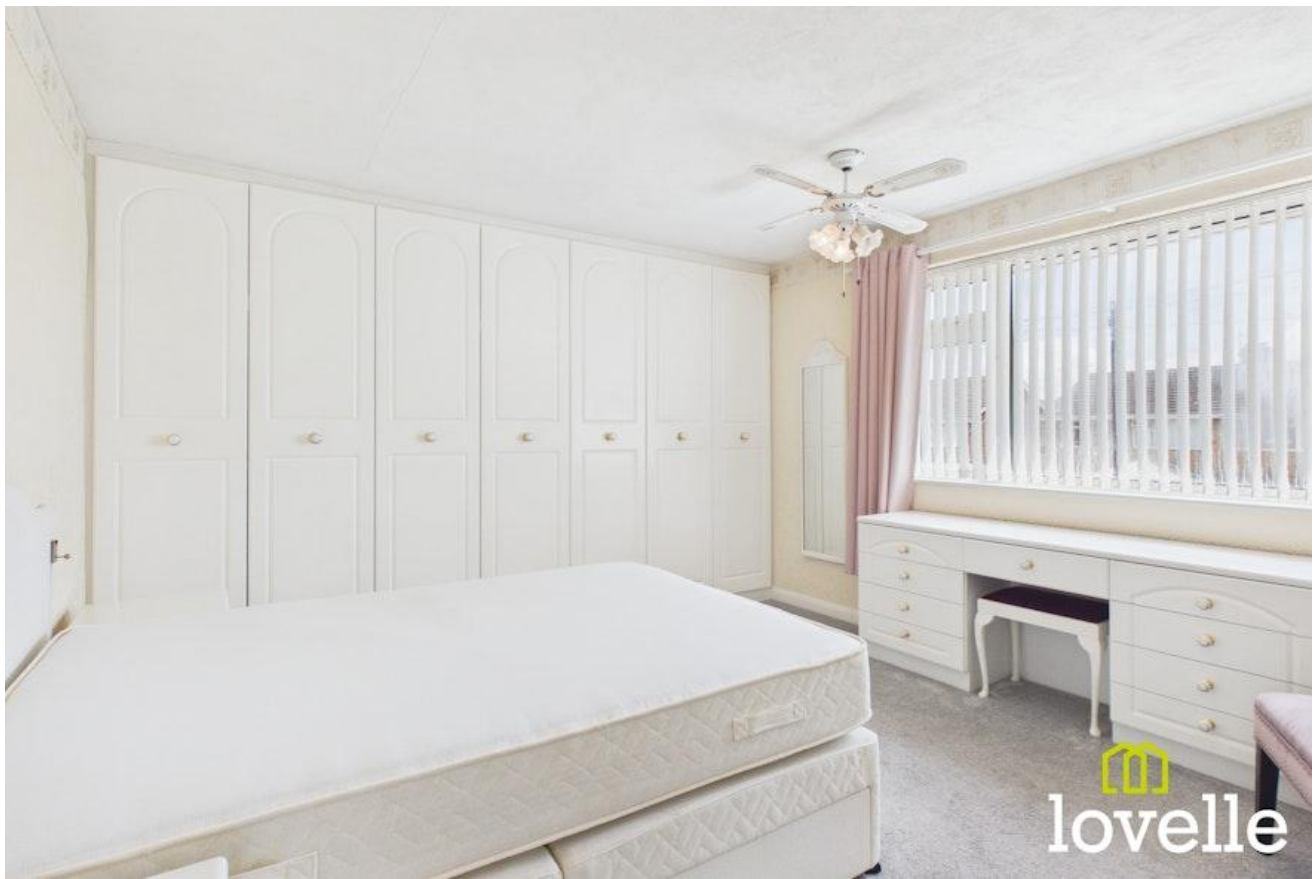
Bedroom No. 1 is a large double room to the rear of the property with a range of fitted bedroom furniture. Bedroom No. 2 is to the front of the property & also boasts a large range of fitted bedroom furniture, both are bright and spacious bedrooms, flooded with natural light from their large windows. Bedroom No. 3 is a comfortable single also offering fitted bedroom furniture.

The family bathroom is fitted with a three-piece suite comprising of a panelled bath with a shower over, a pedestal wash basin, a close-coupled toilet and a conveniently-placed vanity unit for storage. The walls are fully tiled walls & an obscured, uPVC double glazed window is to the rear of the property.



There is a generously-sized, low-maintenance front garden, it is predominantly laid to lawn with a border of slate gravel & a paved walkway.

To the rear of the property is a further low-maintenance garden, laid to flag-stone paving & with a brick walls to the boundaries, there is a concrete-sectional garage at the rear of the property which offers power & lighting & off-road parking.



PARTICULARS OF SALE

Hallway

4.35m x 1.77m (14'4" x 5'10")

Entered through a uPVC glazed front door, laid to newly-fitted carpet & with a carpeted flight of stairs rising to the first floor. Glazed internal doors provide access to the kitchen diner & sitting room, there is understairs storage & a central heating radiator.

Kitchen Diner

5.39m x 2.6m (17'8" x 8'6")

An open plan kitchen diner with a range of contemporary, cream base and walls units with contrasting beech work surfaces. There are several free-standing & fitted appliances which can all be included within the sale. The room is laid to laminate flooring, there is a central heating radiator and a uPVC double glazed window and door lead to the sunroom.

Sunroom

2.85m x 1.87m (9'5" x 6'1")

An extended room from the kitchen, constructed of uPVC double glazed units & laid to laminate wooden flooring. The washing machine is located in this room & can be included within the sale of the property.

Sitting Room

4.89m x 3.54m (16'0" x 11'7")

This generous reception room offers a newly-laid carpeted floor & neutral décor. There is a feature gas fireplace & a central heating radiator. A large uPVC double glazed window is to the front elevation & double, glazed internal doors lead to the kitchen diner.

Bedroom No. 1

3.68m x 3.67m (12'1" x 12'0")

A large double bedroom to the rear of the property with a range of fitted bedroom furniture, newly-laid carpeting, a central heating radiator & a uPVC window dressed with curtains & vertical blinds.

Bedroom No. 2

3.86m x 3.06m (12'8" x 10'0")

A further generous double bedroom to the front of the property, with a range of fitted bedroom furniture, newly-laid carpeting, a central heating radiator & a uPVC window dressed with curtains & vertical blinds.

Bedroom No. 3

2.28m x 1.87m (7'6" x 6'1")

A spacious single bedroom to the front elevation with uPVC window dressed with vertical blinds, fitted wardrobes & a newly-laid carpet.

Family Bathroom

2.26m x 1.67m (7'5" x 5'6")

Offering a three-piece suite of a panelled bath with shower over, a pedestal wash basin, a close-coupled W.C. & a base unit for additional storage. Fully-tiled walls, a central heating radiator & a uPVC obscured window to the rear of the property.

Garage

5.73m x 2.78m (18'10" x 9'1")

A concrete-sectional building with lighting & power.



Outside

A generous front garden, predominantly laid to lawn with a border of gravel & a concrete path. To the rear of the property is a fully-paved low maintenance garden with brick walls forming the boundary.

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:-

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.

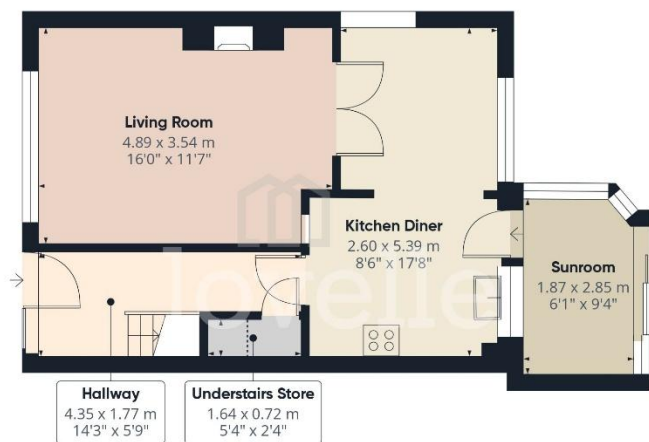
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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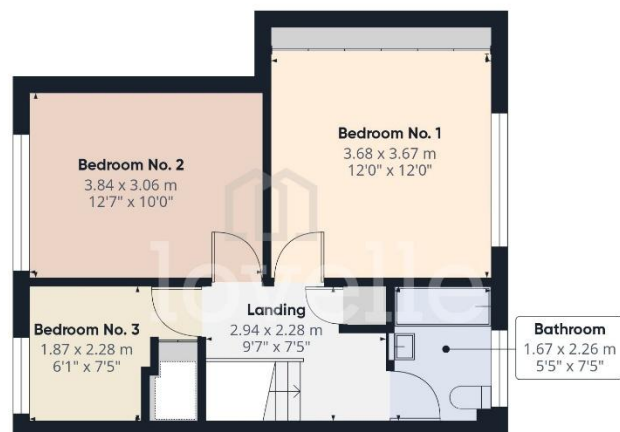


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

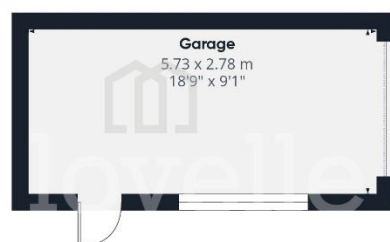
FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾103.9 m²1118 ft²

Reduced headroom

0.5 m² 5 ft^2

(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.

GIRAFFE360

