



Northgate, Cottingham
Asking Price £200,000





KEY FEATURES

- Popular Location!
- Three Bedroom Terrace
- Summer House / Bar Area
- Immaculate Throughout
- Two Receptions
- Fully Renovated
- Close to Schools
- Transport Links
- Generously Sized Garden
- Total Area: 93.2m2
- EPC rating C



DESCRIPTION

Lovelle are delighted to present to the market this immaculate three-bedroom terraced property, ideally located on the ever-popular Northgate in Cottingham.

Upon entering, you are welcomed into a bright hallway leading to a cosy reception room, complete with a fully functioning log burner and finished in neutral, modern decor.

To the rear of the property is a stylish kitchen dining area, fitted with an integrated oven and induction hob.

An open archway leads into a second reception or dining area with glass doors opening out onto the beautifully arranged rear garden, featuring a combination of decking, lawn, and paved areas, with multiple seating spaces perfect for outdoor relaxation and hosting.

To the first floor accommodation, the property offers a newly fitted bathroom comprising a bathtub with handheld shower, low-level flush WC, and a vanity hand basin with storage units.

There are three well-proportioned bedrooms, all benefiting from new carpets. Additional features include a loft area with pull-down ladder access and insulation.

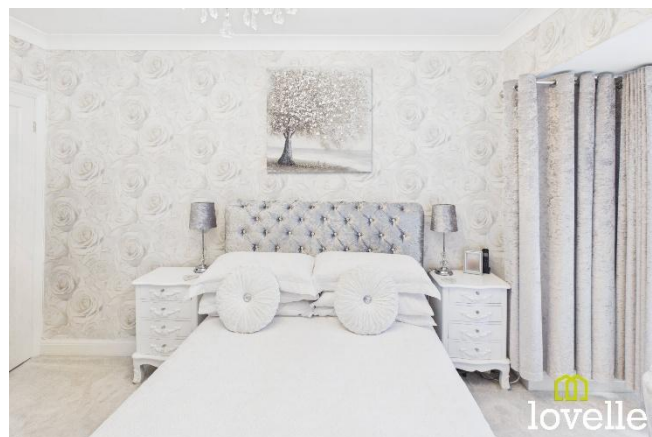
Outside, the property benefits from a gated, low-maintenance garden to the front, finished with decorative pebbledash.

To the rear, there is on-street parking with convenient access directly into the property.

The rear garden is thoughtfully designed for both relaxation and entertaining. It features a combination of decking areas, a lawn with steppingstones, and four separate seating areas.

Additional highlights include a log store and a shed with power and lighting, as well as a bar area set within a raised decking space—perfect for socialising or unwinding.

There is an added benefit of an outside WC.





PARTICULARS OF SALE

Hallway

1.55m x 1.15m (5'1" x 3'10")

You are welcomed into a bright hallway leading to a cosy reception room, kitchen and second reception room on the ground floor.

Reception Room

5.21m x 3.76m (17'1" x 12'4")

Offering a fully functioning log burner and finished in neutral, modern décor with the bay windows to the front elevation allowing for lots of natural light.

Kitchen

5.06m x 2.4m (16'7" x 7'11")

The gally kitchen consists of an array of white base and wall units with contrasting beech worksurfaces. With spotlights and integrated goods including a fan assisted oven and induction hobs with dining space to the rear kitchen. Immaculately presented throughout with a window overlooking the dining area / second reception room.

Dining / Reception Room

3.54m x 2.87m (11'7" x 9'5")

This second reception / dining area provides extra space for the family or entertaining, with glass doors leading onto the private garden area. Allowing for an abundance of natural light.

WC

2.15m x 1.14m (7'1" x 3'8")

The outside WC for added convenience when entertaining in the immaculate garden.

Bedroom One

4.19m x 3.29m (13'8" x 10'10")

Bedroom one been a spacious double with the large windows to the front elevation, immaculate throughout with modern décor.

Bedroom Two

3.44m x 2.43m (11'4" x 8'0")

A double bedroom with the window overlooking the private garden with a fitted storage wardrobe for convience.

Bedroom

2.44m x 2.59m (8'0" x 8'6")

The third bedroom offers neutral décor with the window to the rear elevation.

Bathroom

1.84m x 1.59m (6'0" x 5'2")

A fully renovated bathroom having a free standing bathtub with a hand held shower and a vanity unit with concealed cistern WC and wash hand basin.

Outbuild One

2.44m x 2.45m (8'0" x 8'0")

At the rear of the garden is a space for the outside bar / summer area with cupboards and wooden countertops.



Outbuild Two

2m x 2.67m (6'7" x 8'10")

Another wooden build shed with lighting and electrics providing ample space and opportunity for future owner.

Outside

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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.

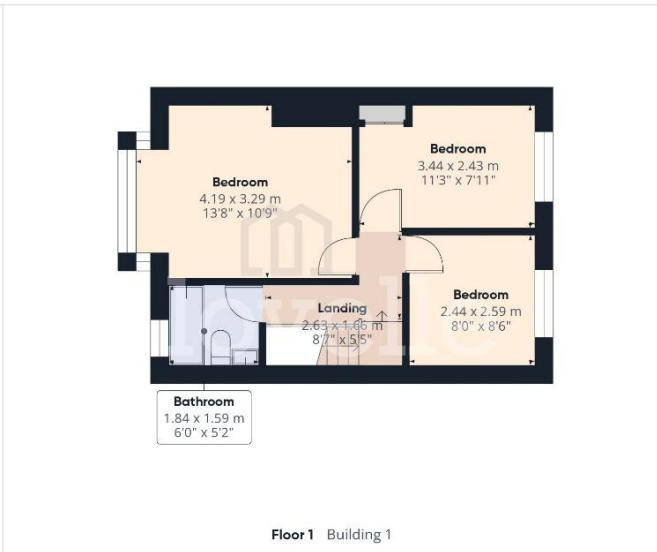
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 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 areaⁿ 93.2 m² 1004 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. GIRAFFE360

