

Taylor Avenue, Cottingham
Asking Price £325,000





KEY FEATURES

- No chain
- Detached house
- Four bedrooms
- Two en suites
- Detached garage
- Private garden
- South facing
- Popular location
- Transport links
- Total area 111 square metres
- EPC rating B



DESCRIPTION

We are proud to present this impressive detached house to the market, enjoying far-reaching views across Hull towards the Humber Bridge. Offering spacious and versatile accommodation throughout, this property is ideal for family living, with generous reception rooms, a stylish kitchen diner, well-proportioned bedrooms, two en suites, a family bathroom, a private rear garden, and a garage with ample off-street parking.

Upon entering the property, you are immediately struck by the abundance of natural light flowing throughout the home. To the front is a spacious yet cosy lounge, while to the rear there is a superb open-plan dining kitchen with French doors leading out to the private garden, creating an ideal space for both everyday living and entertaining.

The first floor comprises the principal bedroom with en suite, along with two further generously sized bedrooms served by the family bathroom. Occupying the second floor is a large double bedroom, benefiting from useful storage and its own en suite.

Viewing is essential to fully appreciate the space, setting, and stunning views this home has to offer.





PARTICULARS OF SALE

Hallway

2.02m x 3.99m (6'7" x 13'1")

Enter through the front door into a light and airy hallway with access to reception rooms, guest WC and stairs leading to floors one and two. Under stairs storage.

Living Room

3.91m x 3.71m (12'10" x 12'2")

A large lounge to with window to the front elevation filling the room with light. Perfect for relaxing and unwinding after a long day.

Kitchen Diner

5.52m x 2.82m (18'1" x 9'4")

This stunning kitchen diner is perfect for the busy family, with space for everyone to be together through meal preparations and entertaining into the garden through the French doors. The kitchen benefits from integrated appliances including hob, extractor, oven, fridge freezer and dishwasher.

Utility Room

2.31m x 1.64m (7'7" x 5'5")

Providing additional cupboards for storage, space for additional white goods. Houses combi boiler.

WC

0.92m x 1.65m (3'0" x 5'5")

A spacious guest washroom featuring two piece suite comprising of hand basin and low flush wc.

Landing

2.46m x 2.12m (8'1" x 7'0")

Providing access to three of the four bedrooms, family bathroom and storage. More stairs leading to the second floor to access the final bedroom and en suite.

Bedroom

3.65m x 2.69m (12'0" x 8'10")

Currently used as the principal bedroom this is a large double bedroom with a large window to the front elevation and an en suite.

En Suite

1.78m x 1.78m (5'10" x 5'10")

Three piece suite comprising of a shower, hand basin and low flush WC.

Bedroom

2.92m x 2.89m (9'7" x 9'6")

Double bedroom to the rear elevation over the private garden.

Bedroom

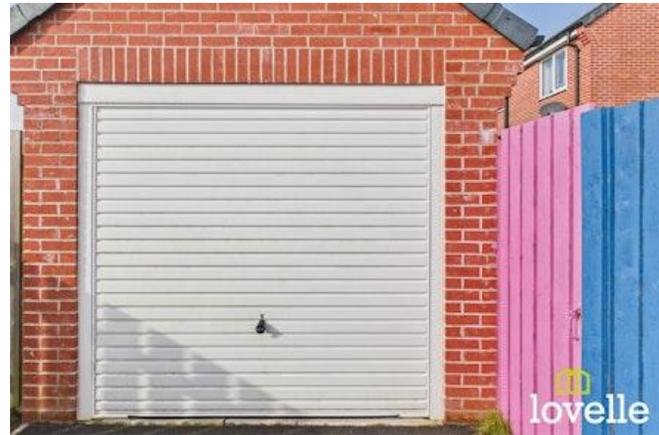
2.54m x 2.89m (8'4" x 9'6")

Double bedroom to the rear elevation over the private garden. This room could also be utilised as a home office or hobby room.

Bathroom

1.68m x 2.11m (5'6" x 6'11")

Three piece suite comprising of a bath, hand basin and low flush wc.



Bedroom

3.49m x 4.25m (11'6" x 13'11")

Enjoying the privacy of the second storey this large double bedroom also has access to a storage cupboard and an en suite. Storage space in eaves.

En Suite

1.92m x 1.52m (6'4" x 5'0")

Three piece suite comprising of shower, hand basin and low flush WC.

Garage

5.4m x 2.76m (17'8" x 9'1")

A large separate garage at the rear of the property with up and over door. Power and lighting.

Outside

To the front of the property is a lawned front garden featuring established bushes and a path leading to the front door.

To the rear of the property is an enclosed rear garden laid to lawn and space for planting with path leading around the property and to the garage. The garden can be accessed from the French doors on the kitchen diner or side door to the Utility.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: E

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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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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

118.2 m²

1273 ft²

Reduced headroom

1.7 m²

18 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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