



The Close | Cottingham | East Riding of Yorkshire

Asking Price: £180,000



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ENJOYING A GENEROUS CORNER PLOT, THIS THREE BED SEMI DETACHED PROPERTY OFFERS HUGE POTENTIAL FOR NEW OWNERS TO RELOVE AND MAKE THEIR OWN!



SUMMARY

- Semi Detached Family Home
- Three Bedrooms
- Family Bathroom
- Lounge with Walk in Bay
- Kitchen
- Dining Room with Feature Fireplace
- Ground Floor W.C.
- No Onward Chain
- Total Floor Area: 89 Square Metres
- EPC Rating: D



DESCRIPTION

This generously proportioned SEMI DETACHED property offers huge potential for new owners to relive and make it their own.

Boasting THREE first floor BEDROOMS and Family BATHROOM

The ground floor hallway has useful storage cupboard and a door opening to the light and airy LOUNGE with walk in bay window.

The KITCHEN adjoins the DINING room with feature cast iron fireplace and double doors opening to the rear GARDEN, creating a lovely space for entertaining family and friends.

There is a side drive with car port providing ample OFF ROAD PARKING and access to the GARAGE.

Family friendly GARDENS wrap around the property with attractive shrubbery and hedging.

NO ONWARD CHAIN, VIEWING RECOMMENDED!

LOCATION

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west 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.

DIRECTIONS

From the centre of Cottingham proceed south along King Street towards the traffic lights. Turn right onto South Street, continue along to the roundabout, take the exit to the left and proceed a short distance to the second roundabout, take the immediate turning on the left onto the Parkway. Turn right onto The Close and the property can be identified by our For Sale Board on the left hand side





PARTICULARS OF SALE

Entrance Hall:

A welcoming hallway with useful cloaks cupboard.

Kitchen:

10'6" x 9'9" (3.2m x 2.97m)

The kitchen has a range of fitted wall and base units with contrasting work surface and tiled splashback. A door opens to the dining room.

Dining Room:

10'2" x 8'9" (3.1m x 2.67m)

Adjoining the kitchen is the dining room with feature original cast iron fireplace and double doors opening to the rear garden, a lovely space for entertaining family and friends.

Downstairs Cloakroom:

A door leads from the kitchen to the ground floor W.C. with toilet and wash basin.

Lounge:

13' x 11'11" (3.96m x 3.63m)

A light and airy lounge with feature walk in bay window and laminate flooring.

Bedroom One:

12'6" x 11'7" (3.8m x 3.53m)

A double bedroom with useful storage cupboard.

Bedroom Two:

12' x 10'11" (3.66m x 3.33m)

A double bedroom with useful storage cupboard.

Bedroom Three:

8'4" x 8'4" (2.54m x 2.54m)

A single bedroom with useful storage cupboard.



Bathroom:

8'5" (2.56) x 6'8" (2.02) (measured at widest points)

The bathroom has a three piece suite in white to include:

Panelled bath with overhead shower and screen. Low level W.C and vanity wash basin.

Gardens:

Delightful gardens wrap around the property, mainly laid to lawn with attractive shrubbery and mature trees. Decorative privet hedging to the front and timber fencing to the rear garden. A fabulous outdoor space for the family to enjoy.

TENURE

The tenure of this property is Freehold.

SERVICES

Gas & Electricity Supplied

LOCAL AUTHORITY

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/> Band B

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOOR PLANS

Ground Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 85.9 sq. metres (925.1 sq. feet)

First Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



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