



Devon Street, Cottingham, East Riding of Yorkshire  
Asking Price £180,000

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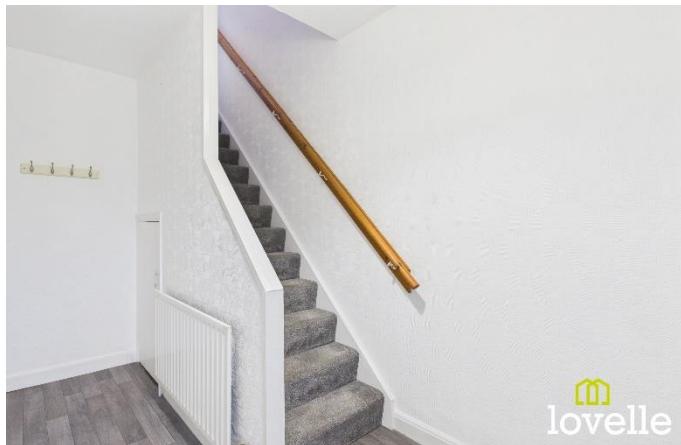
  
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#### KEY FEATURES

- Vacant Possession
- Semi Detached Property
- Three Bedrooms
- Large Reception Room
- Private Garden
- Driveway
- Garage
- Close to Schools
- Close to Railway Station
- Cul-De-Sac Location
- EPC rating E



## DESCRIPTION

Lovelle are proud to present to market this lovely three bedroom, semi-detached home on Devon Street, Cottingham. Recently decorated and re-fitted with a new kitchen, carpets and offered with no chain.

The property is entered through a convenient storm porch from the front garden, to the ground floor is a generous hallway with understairs storage which leads into a large lounge diner, flooded with natural light from the windows to the front and rear of the property. A striking fire surround and feature electric fire act as a focal point, leading into a dining area with a large picture window offering views over the rear garden.

The kitchen has been recently upgraded and features a mix of stylish, white gloss base and wall units with contrasting, bleached-Ash effect worksurfaces atop. There is a fan-assisted electric oven, four-ring halogen hob with extractor over, space for a larder-style fridge-freezer and Dove-Grey chamfered brick tiles form an elegant splash-back, light fills this room from the double aspect windows, the largest overlooking the side driveway but also from the windows and glazed door out to the rear lobby.

The rear lobby is arranged to allow for both a washing machine and a tumble dryer with services already present, it is half-glazed and provides access to the rear garden through double French doors.

To the first floor is a spacious, and bright landing providing access to the three bedrooms, a family bathroom and a boarded loft with lighting and a central heating radiator. Two of the bedrooms are generous doubles, bedroom No. 2 with a fitted cupboard housing the gas combi boiler. The third bedroom is a generous single and has a window to the front elevation.

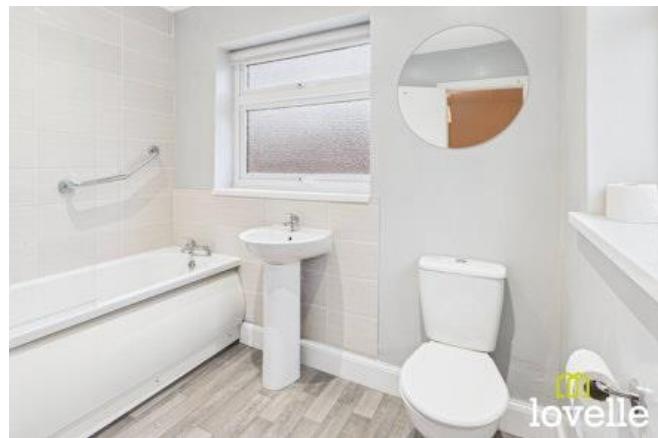
The family bathroom is naturally light from the dual aspect windows and features a bathtub with thermostatic shower over, pedestal wash basin and close-coupled W.C. The splash areas are stylishly tiled and there is extraction and LVT flooring.

Outside of the property is a driveway leading to the garage and a gravelled garden is to the front of the property, together providing off-road parking for several vehicles.

To the rear of the property is an enclosed private garden featuring a raised and decked terrace area, artificial lawn and bedding to the rear of the garage, to allow for planting.

The property occupies a quiet Cul-de-Sac location, only a few moments walk from Cottingham Train Station.

Do not delay, call and book your viewing promptly as we are expecting a great deal of interest in this property!





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## PARTICULARS OF SALE

### Entrance Hall

**3.68m x 1.8m (12'1" x 5'11")**

A spacious hallway providing access to the lounge diner and stairs leading to first floor. There is an understairs storage cupboard, LVT flooring and a central heating radiator.



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### Lounge / Diner

**7.18m x 2.6m (23'7" x 8'6")**

A large reception room flooded with natural light from the dual-aspect windows to the front and rear elevations. There is a feature fire place as a focal point, the room is carpeted and offers two central heating radiators.

### Kitchen

**2.89m x 2.46m (9'6" x 8'1")**

With dual aspect windows to the side and rear of the property, the kitchen features a range of stylish base and wall units with integrated cooking appliances and space a larder fridge/freezer, light fills this space from the windows overlooking the driveway and out to the rear lobby. There is LVT flooring, tiled splashbacks and a central heating radiator.



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### Rear Lobby

**0.85m x 0.96m (2'10" x 3'1")**

Arranged as a rear entrance lobby and laundry room, there is space and services for both a washing machine and a tumble dryer. The room is half glazed and there are double French doors out to the decked and raised terrace area.



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### Central Landing

**2.7m x 1.94m (8'11" x 6'5")**

A spacious, light and airy Central landing providing access to three bedrooms, a family bathroom and Loft hatch. There is a south-facing window and the flooring leading up from the stairs is carpeted.

### Family Bathroom

**1.69m x 2.51m (5'6" x 8'2")**

Dual aspect windows fill the room with light, the three-piece suite comprises of a bathtub with Thermostatic shower over, a pedestal wash basin, close-coupled W.C with vanity mirror over. The room is laid to LVT flooring, there is stylish tiling to the splash areas, there is extraction and a central heating radiator.

### Bedroom No. 1

**3.41m x 3.21m (11'2" x 10'6")**

A large double bedroom filled with light from the picture window to the front elevation. Carpeted and with a central heating radiator.

### Garage

With a pitched roof and double timber doors to the front, there are windows to side and rear elevations and a side personnel door from the decked terrace.

### Bedroom No. 2

**3.24m x 2.67m (10'7" x 8'10")**

A generous double bedroom to the rear of the property, there is a built-in cupboard housing the combi-boiler, the room is carpeted and there is a central heating radiator.

### Exterior

A driveway leads to the garage, to the front of the property is a garden laid to gravel offering low maintenance but also additional parking.

To the rear is a private enclosed garden featuring a raised and decked terrace area. The garden is mainly laid to artificial lawn with an area for planting located behind the garage.

### Bedroom No. 3

**2.17m x 1.93m (7'1" x 6'4")**

A spacious single bedroom to the front of the property, laid to carpet and with a central heating radiator.

## TENURE

The tenure of this property is Freehold.

## LOCAL AUTHORITY

Council tax band: C

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.lovellestateagency.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.

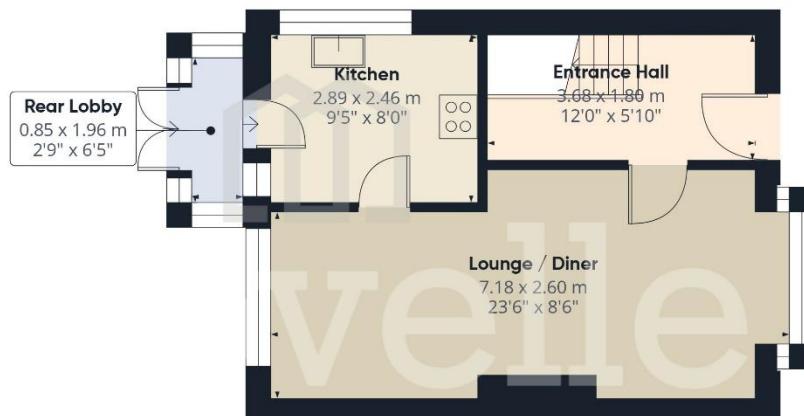
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**A&C Homes Limited T/A Lovelle Estate Agency**



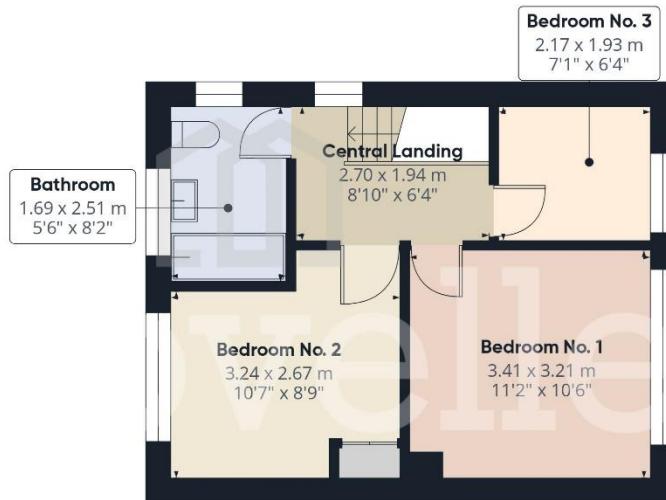
## FLOOR PLANS



Floor 0

Approximate total area<sup>(1)</sup>

67.6 m<sup>2</sup>  
726 ft<sup>2</sup>



Floor 1

(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.

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MAP

