



Beck Bank, Cottingham, East Riding of Cottingham £315,000

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lovelle



KEY FEATURES

- Superb Semi-Detached Property
- Wrap Around Garden To South & West Elevations
- Double Garage & External Entertainment Room
- Fabulous Open Plan Living Dining Kitchen
- Lounge With Log Burner
- Three Immaculate Bedrooms (Two Doubles)
- Bathroom With Free Standing Bath
- Modern Ground Floor Shower Room
- Off Street Parking For Multiple Cars
- Central Cottingham Location
- EPC rating C



DESCRIPTION

Situated on a generous plot, this extended three bedroom semi-detached property is immaculately presented throughout and enjoys a private position with wrap around gardens to the South and West elevations.

The property is entered via canopied entrance and composite entrance door into a welcoming hallway, and it is immediately evident how well maintained this property is. The hallway benefits from understairs pull out storage, and provides access to the lounge, open plan dining kitchen and the ground floor shower room. The lounge is located to the front of the property and boasts a multi-fuel stove and fabulous walk-in bay window with fitted shutters, that floods the room with natural light. To the rear of the property is the spacious and versatile open plan living space which provides ample space for sitting and dining areas but could also lend itself to a hobby area or children's playroom. The kitchen area is fitted with a extensive range of contemporary gloss units and there are French doors leading to the garden creating a lovely sense of indoor-outdoor living.

To the first floor the property offers three well-proportioned bedrooms. The principal bedroom is light and airy with a lovely walk-in bay window to the front elevation, again with fitted shutters, and fitted wardrobes. The second bedroom is also a good sized double and overlooks the rear garden. The third bedroom is positioned to the front of the property and could be utilised as a single bedroom or an office space if required. The bedrooms are served by a stylish three-piece house bathroom, with decorative tiling to the walls and floor.

The features of this property continue externally, with the property boasting a superb, wrap around garden to the South and West elevations. There is an entertainment room having a built-in pizza oven, power and lighting. The double garage has had the addition of bifolding doors meaning this space could lend itself to a multitude of purposes, including an excellent space to work from home.

This property has so much to offer! A viewing is highly recommended!





PARTICULARS OF SALE

Entrance

Entrance to the property is via a composite entrance door with sidelights. The welcoming entrance hall boasts a feature tiled floor, stairs to the first floor with pull out storage beneath and a column style radiator. Doors to the lounge, open plan living space and the ground floor shower room.

Lounge

A delightful snug featuring a large uPVC bay window to the front elevation with the addition of shutters. The room is centred around a multi-fuel burning stove surround by decorative styling. There is also a column style radiator.

Open Plan Living Dining Space

A fabulous open plan living dining kitchen space with sitting area, dining area and a contemporary fitted kitchen with central island. A superb space for the family and entertaining. The room is flooded with natural light with uPVC windows to the South & West elevations, French doors to the rear elevation leading to the garden and two Velux windows.

Kitchen Area

The kitchen area is fitted with a combination of wall, base and full height units in a gloss buttermilk finish with solid wooden worktops. Integrated appliances include an eye level double oven, five ring gas hob with extractor above and fridge freezer.

Utility Space

Currently with freestanding shelving and space for a washing machine. The space would easily house a unit to stack a washing machine and dryer and additional cupboard space. There is adequate cloakroom space.

Ground Floor Shower Room

Fitted with a three-piece suite comprising corner shower cubicle, low flush WC and vanity cupboard with wash hand basin. White bevelled brick effect tiling to the walls, a continuation of the tiled flooring from the hallway, heated towel rail and uPVC window to the side elevation.

First Floor Accommodation

Bedroom One

With fitted wardrobes, uPVC bay to the front elevation, picture rail and column style radiator.

Bedroom Two

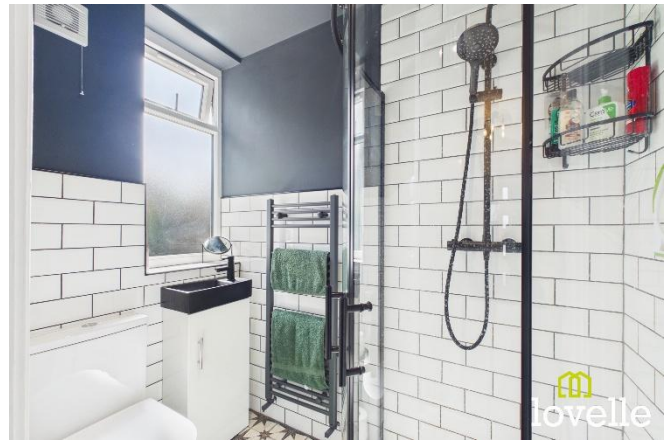
With uPVC window to the rear elevation and column style radiator.

Bedroom Three

With uPVC window to the front elevation and column style radiator.

Bathroom

Fitted with a three-piece suite comprising free standing bath along with a vanity unit housing a WC with concealed cistern and wash hand basin. Part tiled walls in a decorative brick effect tile, uPVC window to the rear elevation and heated towel rail.



External

Frontage

The property stands behind a low-level wall with vehicular access and offers a low maintenance frontage providing off street parking. Double gates lead to the side off the property providing vehicular access to the rear if required.

Double Garage

The vehicular access door has been replaced with bifolding doors and would offer an ideal home office space. Loft hatch with ladder, uPVC window, power and lighting.

Entertainment Room

A fantastic addition to the property is this external entertaining space with a built-in pizza oven. Fitted with worktops having storage space beneath and space for a fridge. Benefitting from uPVC windows and French doors, power and lighting.

Rear Garden

A substantial wrap around garden to the West and South elevations, enjoying a private position. The garden is mainly paved for ease of maintenance and provides ample space for entertaining. There is also a good sized lawn area and a space to the side of the garage, ideal for bin storage.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

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

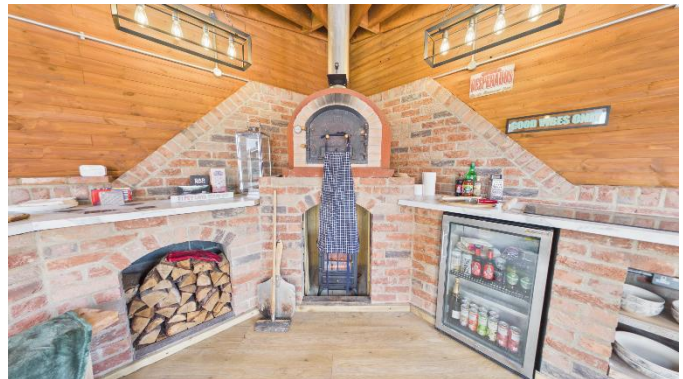
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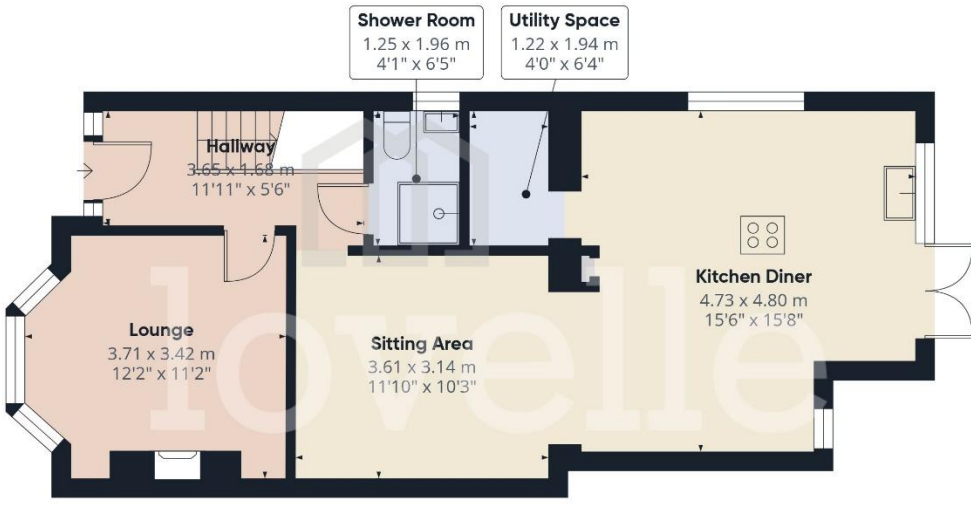
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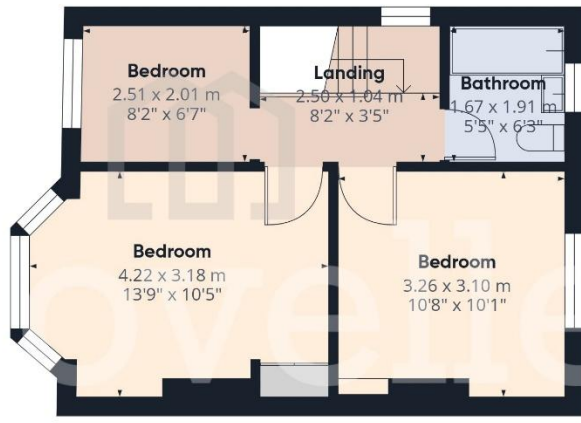


FLOOR PLANS



Floor 0 Building 1

Approximate total area⁽¹⁾
88.9 m²
958 ft²



Floor 1 Building 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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