

Cornwall Street , Cottingham  
Offers over £140,000





## KEY FEATURES

- Two bedrooms
- Generous reception space
- Private garden
- Transport links
- Popular location
- First time buyers
- Village location
- Stylish bathroom
- Contemporary kitchen
- Total area 66 square metres
- EPC rating D

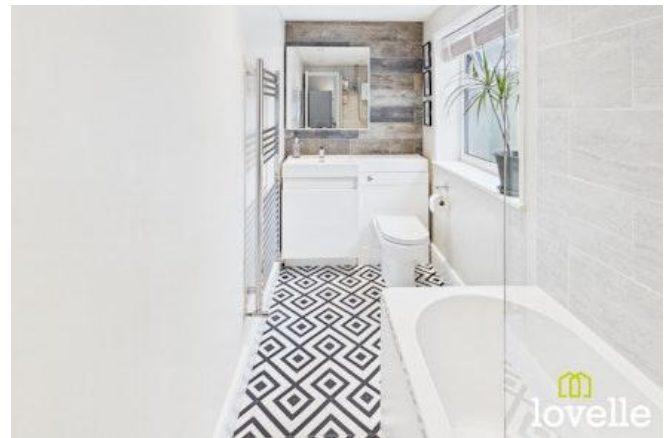


## DESCRIPTION

This two bedroom room property on Cornwall Street, Cottingham boasts a spacious reception room with a contemporary feel, this is the perfect space for the whole family to relax, enjoy and entertain. This then continues through to the kitchen that is fitted with a range of base and wall units in grey with contrasting wood countertops and butcher block tiling to splash backs. A stylish family bathroom comprises of a bath with shower over, hand basin and close coupled toilet.

To the first floor are two generous bedrooms with one to the front aspect and one to the rear aspect. The bedroom to the rear features wood panelling underneath the dado rail. The bedroom to the front of the property is currently used as an office but would comfortably house a double bed. Outside of the property to the front is a low level walled garden with path to the front door. To the rear is an enclosed patio garden providing space to relax and unwind.

This property would suit first time buyers, downsizers or investors alike.





## PARTICULARS OF SALE

### Entry

0.49m x 1.21m (1'7" x 4'0")

A private entry way leading into the living room.

### Living Room

6.48m x 3.44m (21'4" x 11'4")

A generous living room with bay window to the front elevation, log burner and decorative feature panelling providing a relaxing space for everyone to enjoy.

### Kitchen

2.39m x 3.71m (7'10" x 12'2")

A mix of base and wall units in grey with contrasting wood countertops and butcher block tiling. The kitchen benefits from a one and a half bowl ceramic sink, integrated over and gas hob. Space for white goods.

### Bathroom

3.33m x 1.3m (10'11" x 4'4")

Featuring a three piece suite comprising of bath with shower over, hand basin and close coupled toilet. Chrome heated towel rail.

### Landing

0.84m x 0.76m (2'10" x 2'6")

Access to two bedrooms.

### Bedroom

3.05m x 3.85m (10'0" x 12'7")

A generous double bedroom to the front elevation.

### Bedroom

3.34m x 2.99m (11'0" x 9'10")

A generous double bedroom to the rear elevation.

### Outside

To the front of the property is a low walled front garden with path leading to the front door.

To the rear is an enclosed patio garden that the current owners use as a seating area providing space to relax and unwind.



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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: A

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

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

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

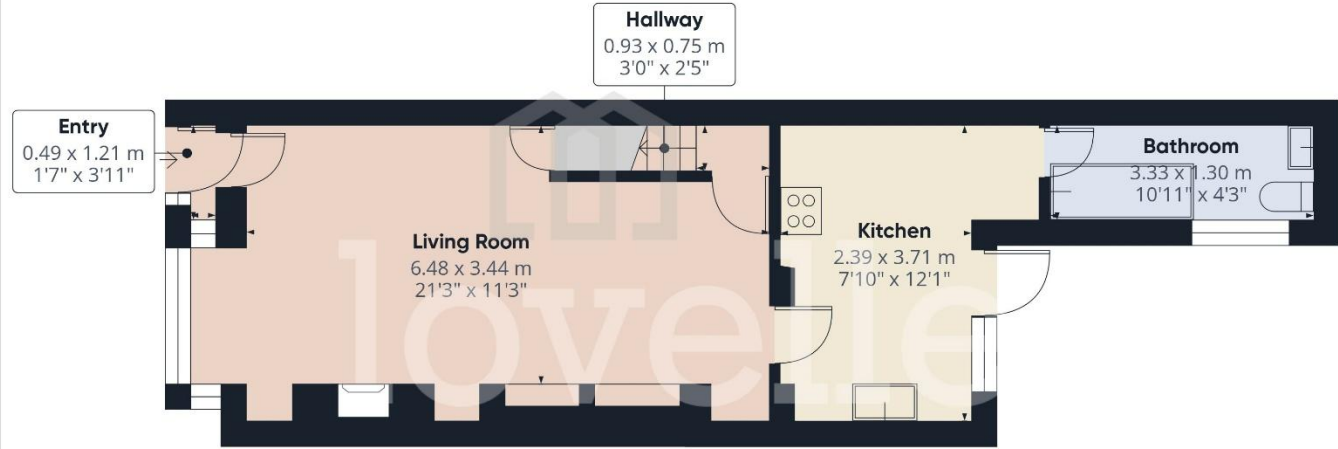
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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

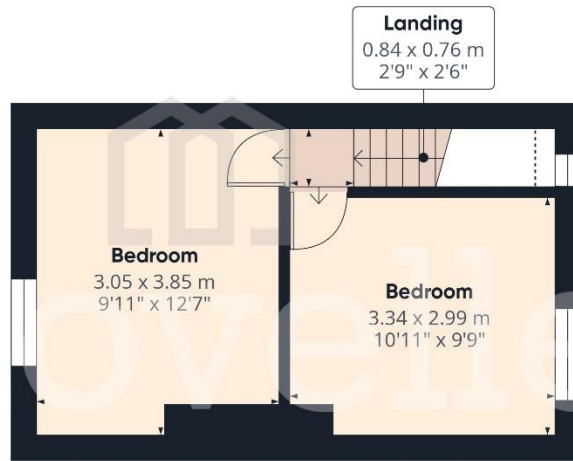


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
61.7 m<sup>2</sup>  
664 ft<sup>2</sup>

(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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