



Jackson Grove, Cottingham  
Asking Price £170,000





## KEY FEATURES

- Excellent First Time Purchase
- Delightful End Terrace Property
- Modern Fitted Kitchen
- Lovely Lounge
- Ground Floor WC
- Two Double Bedrooms
- Contemporary Three Piece Bathroom
- Low Maintenance Rear Garden
- Two Allocated Parking Spaces
- EPC rating B

## DESCRIPTION:

Lovelle are proud to present to the market this beautiful two bedroom end of terrace home in a popular location of Cottingham, Jackson Grove, close to amenities and transport links with schools nearby. Modern throughout, step inside the front door into the entry hall where you will find...

A good side lounge leading into the kitchen /dining area, modern and fresh since 2022, with an integrated oven, four gas rings hobs and an over head extractor, there is also an integrated dishwasher for comfort. With double glass doors for access to the rear, private and enclosed garden. There is downstairs W/C for added convenience.

To the first floor you will find two good sized bedrooms both with windows and modern grey and white decor, supported by the family bathroom with a shower over bath, WC and wash hand basin.

Do not delay, call Lovelle and book your viewing today!

t: 01482 846622 e: [cottingham@lovelle.co.uk](mailto:cottingham@lovelle.co.uk)



## PARTICULARS OF SALE

### Entrance

0.99m x 0.81m (3'2" x 2'8")

Entrance to the property is via a composite entrance door into an entrance porch with central heating radiator and door through to the lounge.

### Lounge

3.93m x 3.54m (12'11" x 11'7")

With stairs to the first-floor accommodation, uPVC window to the front elevation and central heating radiator.

### Kitchen

3.89m x 2.3m (12'10" x 7'6")

Fitted with a contemporary range of wall and base units in a white high gloss finish, with contrasting worktops. Integrated appliances include an oven and four ring gas hobs with extractor above, stainless steel sink and drainer, fridge/freezer, washing machine and slimline dishwasher.

### Ground Floor WC

1.05m x 1.9m (3'5" x 6'2")

Pedestal wash hand basin, low flush WC and central heating radiator.

### First Floor Accommodation

#### Bedroom One

3.91m x 2.82m (12'10" x 9'4")

uPVC window to the front elevation and central heating radiator.

#### Bedroom Two

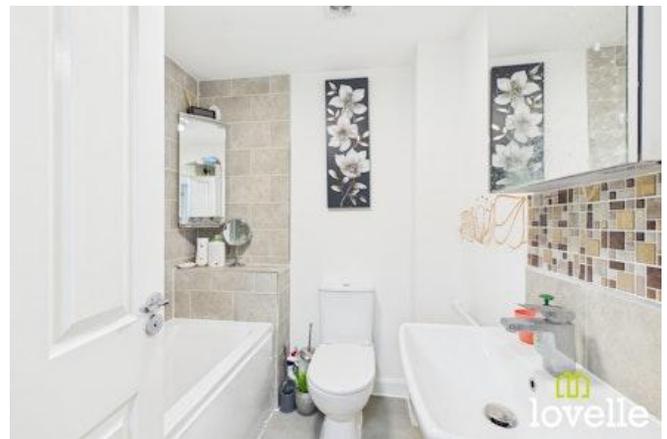
3.88m x 2.3m (12'8" x 7'6")

uPVC window to the rear elevation and central heating radiator.

### Bathroom

1.84m x 1.94m (6'0" x 6'5")

Fitted with a three-piece suite comprising bath with shower over and glass screen, pedestal wash hand basin and low flush WC. Part tiled walls, extractor fan and central heating radiator.



### Frontage

Paved path leading to the entrance door.

### Parking

The property benefits from two allocated parking spaces to the rear of the property.

### Rear Garden

A delightful, low maintenance garden with paved patio area and paved path which leads to the rear gated access to the parking spaces. There is also a substantial shed and a lawned area.

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## TENURE

The tenure of this property is Freehold.

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## 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/>

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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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



