



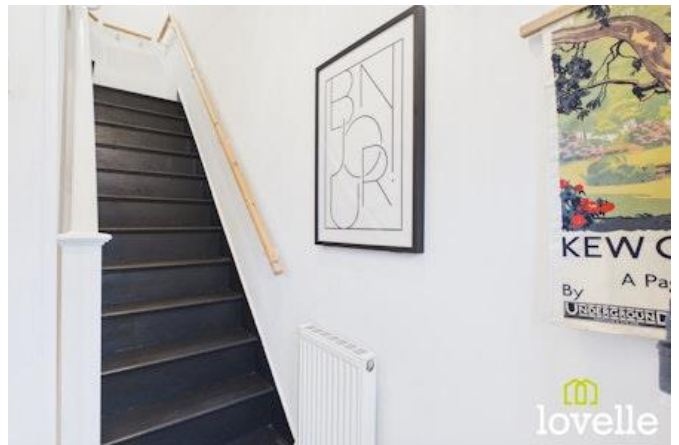
Northgate, Cottingham, East Riding of Yorkshire
Offers Over £190,000





KEY FEATURES

- Beautifully Presented
- Three Bedrooms
- Kitchen Diner
- Off-Road Parking
- Close to Schools
- Close to Village Centre
- Generously Sized Garden
- Transport Links
- Fully redecorated Throughout
- Total Area 69 Square Metres
- EPC rating C



DESCRIPTION

Lovelle are proud to bring to the market this immaculately presented and recently refurbished, three bedroom period terrace house, in the heart of Cottingham.

Enter into this bright and beautiful property and you are immediately met with style and elegance, the wonderful entrance hall leads you to a large reception room with a walk-in bay window and a contemporary feel, perfect for the whole family to enjoy and to entertain in, comfortably. Boasting high-end features throughout including engineered Oak flooring, en-vogue lighting, custom-made plantation shutters and a recently-installed log burning stove, framed by a fabulous Oak beam, a natural-brick fireplace and a polished stone hearth...simply stunning!

The stylish and modern Shaker-style kitchen was recently upgraded and features a range of base units with contrasting polished Granite and solid Oak work surfaces atop, engineered Oak flooring continues into this room, there is a dishwasher and space for an automatic washing machine and there is room for a dining table. The kitchen diner is flooded in natural daylight from the large picture window and glazed door, offering views across the rear garden. There is a high-end Neff fan-assisted oven and four-ring gas hob with extraction over and larder storage is provided under the stairs.

Also located in the kitchen is the modern, Worcester Bosch, gas-fired combination boiler, which has been serviced annually.

Head up the elegantly-painted period staircase to the bright landing area, there are three bedrooms and family bathroom, a conveniently located laundry storage cupboard and for extra storage there is access to a partially-boarded loft, via the loft hatch with a drop-down ladder.

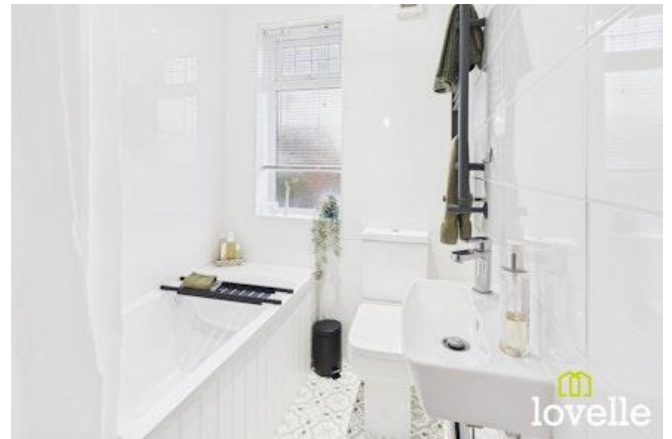
The main bedroom is a generous double room and is located to the front of the property, featuring a large walk-in bay window, painted original floor boards, stylish decor, spot downlights and central fan-light.

The second bedroom is to the rear of the property and is another comfortable double room. This welcoming bedroom features spot downlights, a recently fitted carpet and views across the rear garden.

The third bedroom is a generous, light and airy single room, ideal as a nursery, dressing room or home office. There is a large window with views across the rear garden, engineered Oak flooring and the stylish decor continues.

The family bathroom has been recently and fully upgraded, it features an ultra-modern three piece comprising of bath with dual-head thermostatic shower over, a floating wash basin and close-coupled W.C, all in bright white and complimented with polished chrome fittings. The room is fully tiled in elegant white, there is a towel radiator in matt grey and a window to the front of the property allowing daylight to flood in.

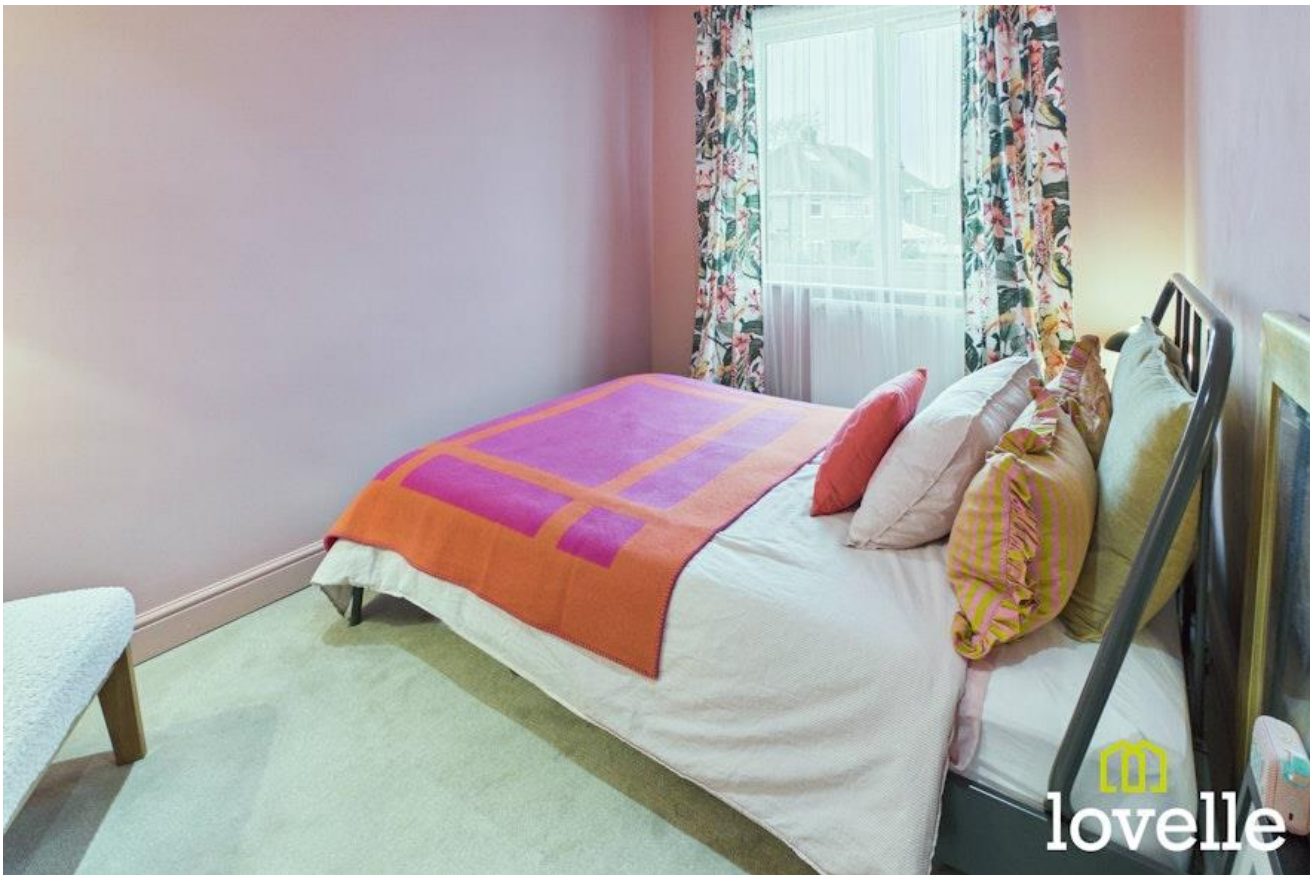
The entire house has been fully redecorated providing a clean, fresh, bright and welcoming feel!



Outside the property is a driveway to the front providing off street parking for two vehicles, laid to block sets it is attractive and convenient and gives this property great kerb appeal!

To the rear of the property is an enclosed private garden featuring a lawned area, a separate area for either planting-up or for home-grown vegetables, there is a summer house to the rear of the garden providing discreet storage behind, there is a hard-standing and pedestrian access is available.

This is a stunning and fully refurbished property, ready for new owners to move into, unpack and enjoy!



PARTICULARS OF SALE

Hallway

1.14m x 1.62m (3'8" x 5'4")

Enter through a glazed uPVC front door, a stylish painted staircase leads up to the first floor accommodation and there is access to living room. The flooring is tiled, there is a central heating radiator and keypad for the hard-wired intruder alarm.

Living Dining Room

3.78m x 5.16m (12'5" x 16'11")

A large living room with dining space filled with natural light from the bay window to the front elevation. A log burner with Oak mantle above acts as a focal point with stylish décor this is a contemporary space. The room flows beautifully, offering ample space for seating and dining, a room where the whole family can relax, entertain and enjoy together.

Kitchen Diner

5.05m x 2.39m (16'7" x 7'10")

The newly installed kitchen features a range of base units in a Shaker style contrasting Oak and Granite worksurfaces. Light flows from the large window and glazed door to the garden. The kitchen also benefits from a high-end oven, hob, extractor and dishwasher with space for a washing machine. There is also room for a small dining table.

Landing Area

1.72m x 0.86m (5'7" x 2'10")

A bright and airy space providing access to the three bedrooms, the family bathroom and the loft storage and laundry cupboards.

Bedroom No. 1

3.42m x 4.26m (11'2" x 14'0")

A large bedroom to front elevation with a walk-in bay window allowing natural light to fill the room. Benefiting from stylish décor and period features.

Bedroom No. 2

2.39m x 3.43m (7'10" x 11'4")

A generous double bedroom, recently redecorated and with a newly fitted carpet, there is a large window to the rear elevation.

Bedroom No. 3

2.56m x 2.41m (8'5" x 7'11")

This is a generous single bedroom, perfect for use as a nursery, dressing room or home office. With engineered Oak flooring and a large window with views over the rear garden.

Family Bathroom

1.55m x 1.71m (5'1" x 5'7")

A stylish and newly re-fitted family bathroom, with a modern three-piece suite comprising of bath with dual shower over, floating wash basin and a close-coupled W.C. Finished in bright white and Chrome fittings, with neutral tiling and a matt grey heated towel rail.



Outside

Outside the property is a driveway to the front providing off street parking. To the rear of the property is an enclosed private garden featuring a lawned area, borders for planting and possible vegetable plot and there is a hard-standing with vehicle access from the ten-foot behind. To the rear of the garden is a Summerhouse with discreet and storage space behind.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Hallway
1.14 x 1.62 m
3'8" x 5'3"

Floor 0

Approximate total area⁽¹⁾
69.3 m²
745 ft²



Landing Area
1.72 x 0.86 m
5'7" x 2'9"

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.

GIRAFFE360



