



New Village Road, Cottingham
Offers in excess of £300,000





KEY FEATURES

- Deceptively Spacious Period Property
- Almost 2000sqft of Accommodation
- Three Reception Rooms
- Contemporary Open Plan Breakfast Kitchen
- Three Double Bedrooms with Fitted Furniture
- Spacious Four Piece Bathroom & Shower Room
- Generous Loft Space & Storage
- Private West Facing Rear Garden
- Two Large Garage & Office Space
- Parking For Multiple Vehicles
- EPC rating TBC
- Tenure Freehold
- Council Tax Band C



DESCRIPTION

A unique opportunity to acquire this period property! Offering deceptively spacious and versatile accommodation throughout, two large garages and external office, this property is a great size family house and offers endless opportunities. Externally, it also boasts a generous & private West facing rear garden, with parking for multiple vehicles.

The ground floor offers multiple reception rooms including a snug with open fire, spacious lounge diner, open plan kitchen with an extensive range of contemporary units, through to a breakfast / dining area, along with a garden room having bifold doors opening to the rear garden.

To the first floor are three double bedrooms all having fitted furniture and offering a substantial amount of storage. There is a generous four-piece bathroom and an additional three-piece shower room, both neutrally decorated and finished with white tiling. There is an enclosed staircase leading to the loft space with again is of generous proportions and has a store room and plenty of eaves storage.

This property has so much potential and a viewing is highly recommended to thoroughly appreciate all that is on offer.





PARTICULARS OF SALE

Entrance

Entrance to the property is via a hardwood entrance door with glazed inserts and canopy above. The hallway has stairs to the first-floor accommodation hall provides access to the lounge, lounge diner, kitchen and dining area.

Snug

A lovely snug centred around a feature wooden fire surround with open fire and tiled back and hearth. Ornate coving to the ceiling, double glazed window to the front elevation and central heating radiator.

Lounge Diner

A spacious open plan room with feature wooden fire surround having marble back and hearth and electric fire. Double glazed bay window to the front elevation, French doors to the rear elevation and two double glazed windows to the side elevation. Coving to the ceiling and two central heating radiators.

Breakfast Dining Area

Being open plan to the kitchen with wall mounted electric fire and coving to the ceiling.

Kitchen

Fitted with an extensive range of wall and base units in a cream gloss effect with contrasting composite worktops. Integrated appliances include a dishwasher, Neff double oven, Neff four ring induction hob with extractor above. There are spaces for a washing machine, dryer and an American style fridge freezer. Double glazed French doors and window to the rear elevation and door leading to the garden.

Garden Room

Built with a single brick exterior wall, double glazed bifold doors to the rear elevation, decked floor and feature fireplace with log burner effect electric fire.

First Floor Accommodation

Landing

Access to all bedrooms, bathroom and shower room with door also enclosing the staircase to the loft space. Dado rail, coving to the ceiling and double glazed window to the rear elevation.

Bedroom One

Fitted with a bank of sliding mirrored wardrobes in a taupe and mirroring finish, double glazed window to the rear elevation and central heating radiator.

Bedroom Two

Fitted with an extensive range of fitted wardrobes to two walls in a gloss plum finish, double glazed window to the front elevation and central heating radiator.

Bedroom Three

Fitted with a range of bedroom furniture including wardrobes, drawers and cupboards. Understairs storage space, double glazed window to the front elevation and central heating radiator.

Bathroom

Fitted with a four-piece suite comprising of bath with mixer tap and handheld shower over, shower cubicle, low flush WC and pedestal wash hand basin. Built in cupboard, half tiled walls, double glazed window to the rear elevation, central heating radiator.

Shower Room

Fitted with a three-piece suite comprising shower cubicle with pivot door and electric shower, low flush WC and pedestal wash hand basin. Half tiled walls, double glazed window to the front elevation and central heating radiator.

Loft Space

Spacious room with ample storage including a store room and eaves storage with multiple access points. Double glazed window to the side elevation, Velux window to the rear and central heating radiator.

External

Frontage

The property stands behind a low-level wall with wrought iron fencing. Inset path leading to the entrance door with mature planting including a rose bush. To the side of the property there are electrically operated vehicle gates providing access down the side of the property to the rear garage and garaging.

Garaging

To the rear of the property there are two substantial garages. A brick-built garage with electric up and over vehicle door, power, lighting and internal access to the office. There is a second garage/car port space, again with electric roller door.

Office

With wooden entrance door, double glazed window, fitted bank of wall and base units, power and lighting.

Rear Garden

The rear garden enjoys a fabulous West facing position and great degree of privacy. With paved patio area, part block paved driveway, and a gravelled area (previously lawned) with decorative plant pots. The rear garden space also offers the potential to park multiple vehicles.



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.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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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



FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
240.3 m²
2586 ft²

Reduced headroom
0.8 m²
9 ft²

(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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