



Park Lane, Cottingham  
Asking Price £215,000





### KEY FEATURES

- Three bedrooms
- Modern kitchen diner
- Reception room
- Driveway
- Private rear garden
- Close to park
- Close to schools
- Close to amenities
- Transport links
- Total area 80 square metres
- EPC rating D



## DESCRIPTION

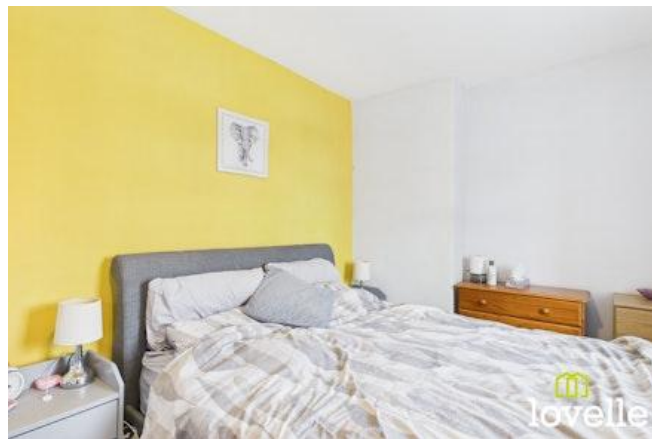
This semi detached house in Cottingham offers a move in opportunity with a stylish kitchen diner, reception room, private garden, driveway and three generous bedrooms. Situated in the heart of the village close to the park this property is suitable for families, first time buyers and downsizers alike.

As you step through the private front door an entrance hallway provides access to the reception room. The generous reception room is the ideal place to come together, relax and unwind. A bow window to the front allows natural light to flow into the room and a contemporary fire surround acts as a focal point in the room. A door from the lounge leads to the kitchen diner. The kitchen area features a mix of neutral base and wall units with contrasting wood style countertops with breakfast bar to the dining area. The kitchen also benefits from a selection of integrated appliances and sink with mixer tap. Natural light flows through the dual aspect windows, whilst the patio doors allow extra light and for the room to open into the private garden.

To the first floor are three generous bedrooms. The principal double bedroom features dual windows to the front elevation and offers plenty of space for a suite of bedroom furniture. The second double bedroom has a window to the rear elevation overlooking the private rear garden. The third bedroom to the rear elevation is a generous single that could also be utilised as a home office, hobby room or dressing room. The house is served by a family bathroom featuring a three piece suite comprising of bath with shower over, low flush toilet, hand basin and chrome heated towel rail.

Outside to the front is a low walled front garden laid to gravel and driveway providing off street parking. To the rear of the property is a private enclosed rear garden. From the house is a patio area providing a space for seating to relax, unwind and enjoy the views of the garden. A path leads from the patio alongside the lawned area of the garden. To the rear of the garden is a vegetable plot with greenhouse, followed by a shed and a further area that a garden enthusiast may wish to develop further. The garden also benefits from an established tree and some established bushes.

Call Lovelle to discuss this property further and organise your viewing.





## PARTICULARS OF SALE

### Hallway

0.85m x 2.63m (2'10" x 8'7")

Enter through the private front door. Provides access to lounge and bathroom. Stairs lead to first floor.

### Lounge

3.6m x 4.28m (11'10" x 14'0")

A generous reception room with bow window to the front elevation. Feature fire surround housing an electric fire.

### Kitchen

5.45m x 1.96m (17'11" x 6'5")

A mix of base and wall units with contrasting countertops. Spot lights, sink with mixer tap and a selection of integrated appliances. Dual aspect windows to the side and rear elevations. Open to the dining area with breakfast bar.

### Dining

3.29m x 1.97m (10'10" x 6'6")

Open plan dining area to the kitchen. Patio doors allow for extra light and allow the space to open into the rear garden.

### Landing

1.7m x 0.84m (5'7" x 2'10")

Providing access to the bedrooms. Window to the side elevation.

### Bedroom

4.52m x 2.8m (14'10" x 9'2")

A generous double bedroom with dual windows to the front elevation. Storage cupboard housing the boiler.

### Bedroom

2.8m x 3.52m (9'2" x 11'6")

A double bedroom with window to the rear elevation.

### Bedroom

2.56m x 2.57m (8'5" x 8'5")

A generous single bedroom with window to the rear elevation.

### Bathroom

1.68m x 1.65m (5'6" x 5'5")

A three piece suite comprising of bath with shower over, low flush toilet and hand basin. Complemented by a heated chrome towel rail. Frosted window to the side elevation.

### Outside

Outside to the front is a low walled front garden laid to gravel and driveway providing off street parking. To the rear of the property is a private enclosed rear garden. From the house is a patio area providing a space for seating to relax, unwind and enjoy the views of the garden. A path leads from the patio alongside the lawned area of the garden. To the rear of the garden is a vegetable plot with greenhouse, followed by a shed and a further area that a garden enthusiast may wish to develop further. The garden also benefits from an established tree and some established bushes.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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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.

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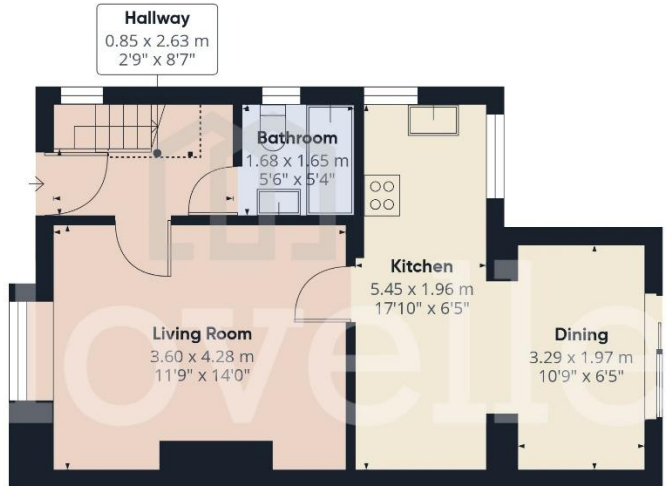
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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

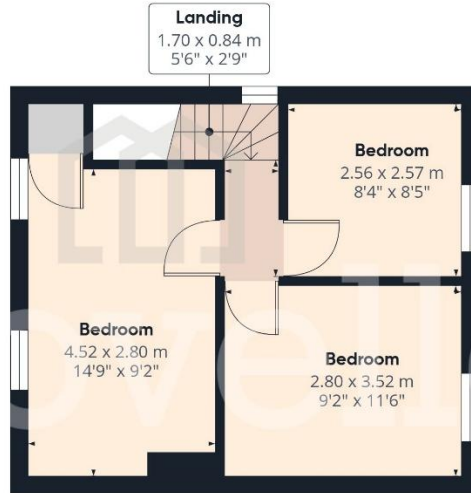


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

72 m<sup>2</sup>  
777 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
10 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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