



Northgate, Cottingham, East Riding of Yorkshire
Asking Price £320,000





KEY FEATURES

- Semi-Detached
- Three Bedrooms
- Electric Garage
- Renovated Throughout
- Large Driveway for multiple cars
- Turn Key Ready
- 1113 ft²
- Popular Location
- Council Tax C
- EPC rating D



DESCRIPTION

This fully renovated and extended property is the perfect family home. Situated on the popular Northgate in Cottingham, the property benefits from being turn key ready.

Offering a recently installed boiler and heating system, recently installed double glazing, new flooring, redecoration throughout and many more recent upgrades. Boasting off road parking for multiple vehicles, a garage and a wonderful garden, we are expecting significant interest in this property!

On entering the hallway you are greeted by a stained glass feature front door, Oak wooden flooring and freshly carpeted stairs which lead to the first-floor accommodation. There is a large storage cupboard adjacent offering practical storage off the hallway.

The sitting room is laid to Oak flooring which compliments the stylish décor, the room is flooded with natural daylight through the South-Facing picture window to the front elevation and double Oak doors lead through to the spacious, extended kitchen diner.

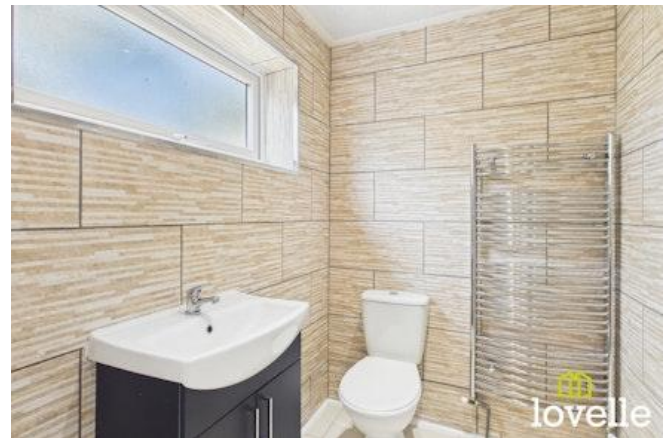
The large kitchen diner offers an elegant range of base and wall units, striking chamfered-brick tiling and a large central island with a polished stone work surface, providing additional storage and seating, it is the heart of this large reception room. The kitchen is fitted with high-gloss, Dove grey units with contrasting work surfaces atop. Appliances include a fan-assisted electric oven, a four ring gas hob with extraction above, a washing machine and a dishwasher. The natural Oak flooring continues from the sitting room allowing seamless flow between the rooms when opened-up for entertaining friends and family. The dining area features a log burning stove which is the focal point of this room.

Through to the garden room / third reception room, the Oak flooring continues and double French doors provide access to the spacious and enclosed rear garden. The configuration of double Oak doors between all of the ground floor rooms allows for full open-plan living on the ground floor, perfect for entertaining and for family living.

From here is the ground floor bathroom, fully tiled and with a walk-in shower cubicle, Close-coupled W.C. and vanity unit with inset wash basin, a stylish and practical addition to the ground floor accommodation.

To the first floor you will find three generously-sized bedrooms, two are doubles and there is a spacious single room, all supported by the family bathroom. All three bedrooms have large windows allowing natural light to flood the rooms, all bedrooms benefit from freshly laid carpets and have been fully re-decorated.

The family bathroom has been recently upgraded and is fully tiled. There is a thermostatic shower over the bath with a glass screen. There is a white, high-gloss vanity unit with an inset W.C. and wash basin and two heated, Chrome towel rails.



Outside of the property and to the front is a large, gravelled and paved area offering parking for several vehicles, a driveway leads down the side of the property to a garage and an enclosed rear garden.

To the rear of the property is the private garden, mainly laid to lawn but also offering a gravelled seating area. Mature hedging provides privacy, there are mature trees. There is a shed for extra storage and a green house for growing fruit and vegetables.



PARTICULARS OF SALE

Hallway

3.46m x 0.92m (11'5" x 3'0")

Step inside the property to the ground floor, where you will find the spacious two reception rooms, extended kitchen / diner and ground floor bathroom.

Understairs Storage

2.41m x 0.91m (8'3" x 3'0")

Conveniently-located additional storage access directly from the main hallway.

Sitting Room

3.69m x 3.45m (12'1" x 11'4")

The first reception room with large windows to the front elevation, with fixed curtain poles and curtains and laid with wooden flooring. There are modern oak double doors leading to the kitchen.

Kitchen

5.74m x 3.82m (18'10" x 12'6")

The heart of the home is the open plan kitchen / diner. Newly fitted and offers an array of grey base and wall units with contrasting worksurfaces. Integrating fan assisted oven with four ring gas hob with an overhead extractor. The centre point of the room being the island with enough room additional seats. Perfect for relaxing or entertaining. To the side elevation is the working fire place, ideal for cosy evenings.

Garden Room / Reception Room No. 3

2.54m x 2.68m (8'4" x 8'10")

The garden room / third reception room is an great additional room. Laid to Oak flooring and with double French doors leading out to the rear private garden..

Ground Floor Bathroom

2.68m x 1.74m (8'10" x 5'8")

Fully-tiled and offering a walk-in shower cubicle with glass screen, vanity unit with wash basin and close-coupled W.C. There is a window to the rear elevation.

Landing Area

4.06m x 1.54m (13'4" x 5'1")

The first floor accommodation with stained glass window..

Bedroom No. 1

3.7m x 3.52m (12'1" x 11'6")

Bedroom one is laid to newly fitted carpets, the décor is fresh and recently completed and the large windows to the front elevation flood the room in natural daylight.

Bedroom No. 2

3.1m x 3.79m (10'2" x 12'5")

The second bedrooms offering newly fitted carpets and décor, with the windows to the rear elevation with fitted curtain poles and curtains. Also comprising of sliding fitted mirrored wardrobes and a storage unit.

Bedroom No. 3

2.55m x 2.41m (8'5" x 7'11")

A generous single bedroom with newly fitted flooring and fresh décor with a window to the rear elevation overlooking the private garden.



Family Bathroom

2.02m x 1.68m (6'7" x 5'6")

The family bathroom offers a window to the side elevation. Fully-tiled, there is a thermostatic shower over the bath and a glass shower screen. A white gloss vanity unit houses a wash basin and a close-coupled W.C. There are two Chrome heated towel rails.

Outside

To the front of the property is the large driveway offering off-road parking for multiple vehicles. A driveway down the side of the property leads to the garage at the rear.

To the rear of the property is a private and enclosed garden, with paving and mainly laid to lawn, there is a shed for extra storage and a also a green house.

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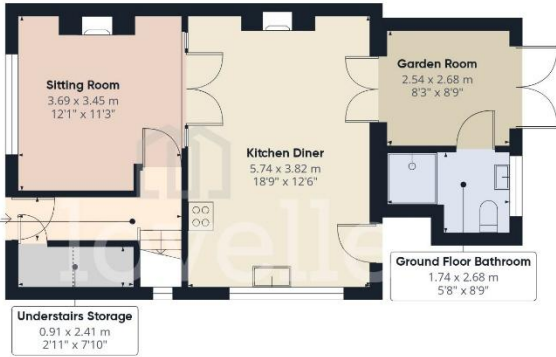
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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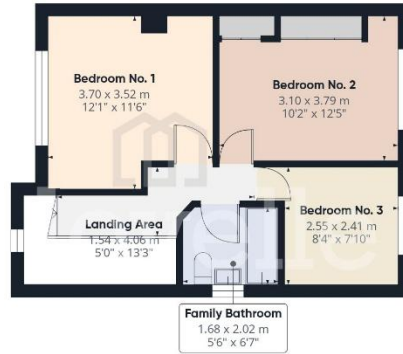


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

103.4 m²

1113 ft²

Reduced headroom

1.1 m²

12 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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