



Kingtree Avenue, Cottingham, East Riding of Yorkshire  
Asking price £280,000



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#### KEY FEATURES

- Semi-detached Property
- Four Bedrooms
- Generous Reception Room
- Driveway Parking
- Carport & Garage
- Ground Floor W.C.
- Private Garden
- Extended property
- Close To Village Centre
- Total area: 1458 sq. ft
- EPC rating: D



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## DESCRIPTION

Lovelle are proud to present this rare opportunity for a four-bedroom semi-detached property in the heart of Cottingham on Kingtree Avenue. Loved by its current owners for many years this home is now looking for new custodians to make their own.

Enter the property into a generous light and airy hallway that provides access to the reception room and stairs to the first floor. The generous L shaped reception room features a bay window to the front elevation and windows to the rear and side elevations all allowing light to flow into the room. The reception room is currently set up as a living room, dining room and entertaining space. Leading off the reception room is a kitchen featuring a mix of base and wall units in white with contrasting countertops. A dining space to the rear provides a place to enjoy views of the garden through the patio doors. From the kitchen is a utility space and ground floor WC.

To the first floor are four bedrooms all served by a family bathroom. The primary bedroom is to the front elevation and enjoys dual windows to the front elevation, including the bay window. The primary bedroom also benefits from fitted wardrobes and a dressing area. A second bedroom features dual aspect windows, one to the front elevation and one to the rear elevation allowing light to flow through. This room benefits from fitted wardrobes and a hand basin. A third bedroom features a window to rear elevation and sitting area / dressing area. The fourth bedroom features a window to the rear elevation. The bedrooms are served by a family bathroom that features a four-piece suite comprising shower, bath, low flush toilet and hand basin.

Outside the property at the front is an established garden with a mix of planting, bushes and trees. A driveway leads down the side of the property to the carport and garage providing off street parking for several vehicles. The carport leads to the garage and these offer undercover parking or extra storage if needed. To the rear of the property is a patio area surrounded by established planting, bushes and trees with an ornamental pond, offering a quiet place to relax and unwind.

This property is one not to be missed. Call Lovelle to discuss and book your viewing today!





## PARTICULARS OF SALE

### Hallway

**3.57m x 1.86m (11'8" x 6'1")**

A light and airy hallway leading to the reception room. Stairs leading to the first floor. Under stairs storage cupboard.

### Living room

**5.29m x 7.89m (17'5" x 25'11")**

A generous L shaped reception room currently offering a living area, dining area and entertaining area. A bay window to the front, window to the rear elevation and window to the side elevation. This room offers space for the whole family to enjoy.



### Kitchen

**4.98m x 2.54m (16'4" x 8'4")**

Featuring a mix of base and wall units in white with contrasting countertops and white tiling to splash areas. Stainless steel sink with mixer tap, integrated oven and gas hob. To the rear of the kitchen is a seating area and patio doors leading to the rear garden.



### Utility room

**1.5m x 1.37m (4'11" x 4'6")**

Offering extra storage and preparation area. Leading to WC.

### Ground Floor W.C.

**1.28m x 2.15m (4'2" x 7'1")**

Low flush toilet and hand basin. Plumbing for white goods. Boiler.

### Landing

An open landing leading to bedrooms and family bathroom.

Storage cupboards.

### Bedroom

**3.8m x 4.97m (12'6" x 16'4")**

A generous bedroom to the front elevation with bay window and second window to the front elevation. Benefiting from fitted wardrobes and spacious dressing area.

### Bedroom

**5.4m x 2.24m (17'8" x 7'4")**

A generous bedroom with dual aspect windows to the front and rear elevation. Benefiting from fitted wardrobes and hand basin.

### Bedroom

**3.78m x 3.96m (12'5" x 13'0")**

A generous bedroom with window to the rear elevation. A secondary area is suitable as a seating or dressing area.

### Bedroom

**1.9m x 2.67m (6'2" x 8'10")**

The fourth bedroom is currently used as an office and features a window to the rear elevation.

### Bathroom

**3.17m x 1.66m (10'5" x 5'5")**

A family bathroom featuring a four-piece suite comprising of shower, bath, low flush toilet and hand basin.

### Carport

**5.29m x 2.4m (17'5" x 7'11")**

A generous space offering covered parking or extra storage.

### Garage

**5.01m x 2.67m (16'5" x 8'10")**

A garage with up and over door. Located behind the carport.

### Outside

Outside the property at the front is an established garden with a mix of planting, bushes and trees. A driveway leads down the side of the property to the carport and garage providing off street parking for several vehicles. The carport leads to the garage.

To the rear of the property is a patio area surrounded by established planting, bushes and trees with an ornamental pond, offering a quiet place to relax and unwind.

## TENURE

The tenure of this property is Freehold.

## LOCAL AUTHORITY

Council tax band: D

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.lovellestateagency.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

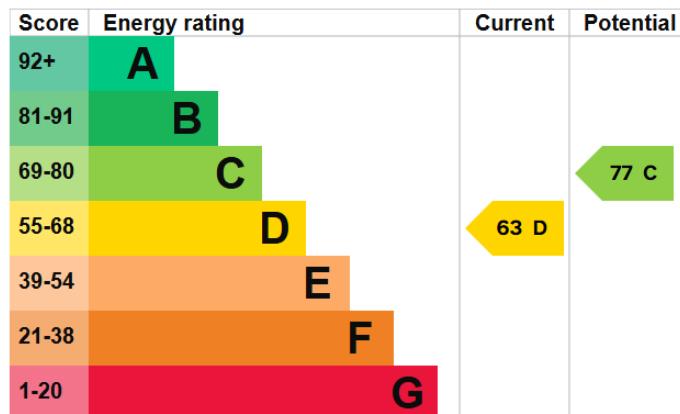
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## A&C Homes Limited T/A Lovelle Estate Agency



## FLOOR PLANS



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

149.2 m<sup>2</sup>

1604 ft<sup>2</sup>

Reduced headroom

2.3 m<sup>2</sup>

25 ft<sup>2</sup>



**Floor 0 Building 2**

(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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MAP

