



Holtby Avenue, Cottingham, East Riding of Yorkshire
Fixed price £149,500





KEY FEATURES

- Three bedrooms
- End of Terrace
- Driveway
- Private garden
- Popular Redrow development
- Generous lounge
- Kitchen diner
- Affordable housing scheme
- Rural setting
- Total area 77 square metres
- EPC rating TBC



DESCRIPTION

An opportunity like this is rare to find so do not delay!

To the front of the property is parking for two vehicles and a path leading to the front door and side gate. Step into the welcome hallway and you have access to the ground floor W.C, living room and stairs leading to the first floor. The living room features windows to the front elevation allowing natural light to flow into the room. Tastefully decorated this room is ready for you to move straight in, relax, entertain and enjoy. The living room also features an understairs cupboard, perfect for storage. Next from the living room is the kitchen diner. The kitchen area features a range of base and wall units in two natural wood tones with complementing neutral countertops. Integrated appliances include fridge freezer, oven, microwave, hob with extractor over, dishwasher and ceramic sink with mixer tap. The utility cupboard offers power and plumbing for white goods. The dining area features French doors that open onto the private rear garden allowing for outdoor indoor living.

To the first floor are three bedrooms, two bathrooms, storage cupboard housing water tank and loft hatch. The principle bedroom to the front elevation benefits from built in wardrobes and an ensuite featuring shower cubicle, hand basin and low flush toilet. To the rear of the house are two further bedrooms both enjoying views of the rear garden. All the bedrooms are tastefully decorated and ready to move straight in. The further bedrooms are served by the house bathroom that features a three piece suite comprising of bath with shower over, hand basin and low flush toilet. The bathroom also features natural coloured tiling to splash areas and a chrome heated towel rail.

Outside to the rear of the property is an enclosed secure garden with patio areas, astro turf area and pebbled area. This garden has been designed to be low maintenance and high enjoyment allowing you to spend the time as a family relaxing and entertaining. Down the side of the house is a useful storage space leading to the access gate.

Under the discount for sale mechanism the property must be sold at 65% of the market value at that time. The covenant remains with the property in perpetuity and there is no option for any household to remove this covenant at any point in the future, which will allow the property to always remain affordable.

The property should always be the purchasers' principal or only home and therefore cannot be rented out. (This is to ensure that it remains an Affordable Home rather than a buy to let investment). When advertising / marketing the property, it must be made clear to a potential purchaser from the outset of the discount sale process and that any future sale of the property will also be restricted by these criteria.

The property must be sold on to another household who meets the qualifying criteria and the Council must be informed. We will request proof of earnings and other information to confirm their eligibility to the scheme. The qualifying criteria relate to households income, amount of saving and equity and have a recognised local connection with the East Riding area. Applicants will only be authorised to proceed with a purchase after successfully passing the qualifying criteria (see below).

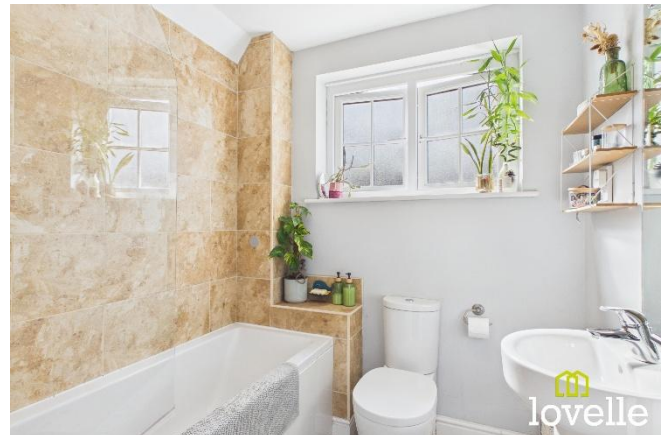
Buyers must have a household income of less than £80,000 per annum. Have a deposit for the property.

Have a connection to the East Riding by way of residents, employment, or family

Be in employment and qualify for a mortgage.

Be aged over 18 and have a bank, Post Office or building society account.

Have savings or equity of less than £150,000.





PARTICULARS OF SALE

Hallway

1.11m x 2.8m (3'7" x 9'2")

Providing access to guest WC, living room and stairs to first floor.

Guest WC

0.84m x 1.65m (2'10" x 5'5")

Two piece suite comprising of low flush toilet and hand basin.

Living room

3.74m x 4.64m (12'4" x 15'2")

A generous living room with window to the front elevation. Access to kitchen and storage cupboard.

Kitchen diner

4.74m x 3.02m (15'7" x 9'11")

Kitchen diner to the rear of the property. Window and French doors overlooking the rear garden. Mix of base and wall units in wood effect with complementing countertops. Integrated appliances include fridge freezer, oven, microwave, dishwasher and sink with mixer tap. Utility cupboard with power and plumbing for white goods. Space for dining.

Landing

1.93m x 3.56m (6'4" x 11'8")

Access to bedrooms, family bathroom, storage cupboard with water tank and loft hatch.

Bedroom

2.7m x 3.12m (8'11" x 10'2")

Window to the front elevation. Built in wardrobes and access to en suite.

En suite

2.67m x 1.5m (8'10" x 4'11")

Three piece suite comprising of shower, hand basin and toilet. Chrome heated towel rail.

Bedroom

2.68m x 2.95m (8'10" x 9'8")

Window to the rear elevation.

Bedroom

1.94m x 2.03m (6'5" x 6'8")

Window to the rear elevation.

Bathroom

1.94m x 1.92m (6'5" x 6'4")

Three piece suite comprising of bath with shower over, low flush toilet and hand basin. Chrome heated towel rail.

Outside

To the front of the property is parking for two vehicles. To the rear is an enclosed secure garden with patio areas and astro turfed area. Perfect for relaxing, unwinding and entertaining.



TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

Management fee approximately £30per month to Green Belt.

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

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.

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

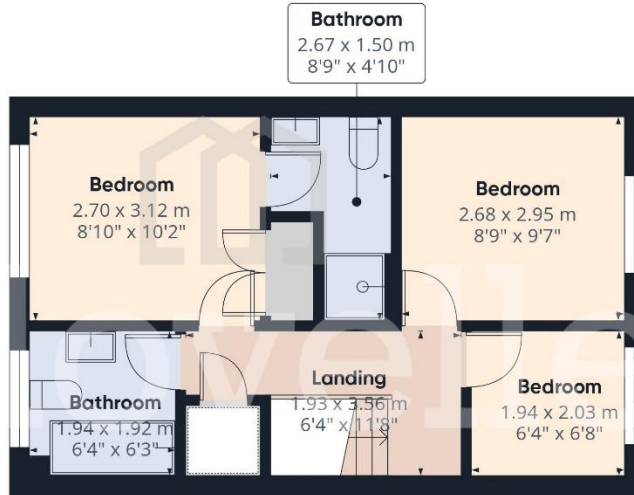


FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
70.1 m²
754 ft²



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

