

New Village Road, Cottingham, East Riding of Yorkshire

Offers in excess of £210,000



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#### KEY FEATURES

- Three Bedrooms
- South-Facing Private Garden
- Off-Road Parking
- Private Garden
- Double Glazed
- New Bathroom
- New Kitchen
- Close to Local Amenities
- Major Transport Links
- Beautifully Presented
- EPC rating D



## DESCRIPTION

Having recently undergone a full programme of renovations from it's current custodians, this beautiful home is the epitome of 1930s charm with a modern interpretation and fabulous period touches throughout.

As you step into the bright and airy entrance hall you are immediately struck by the contrasting colour scheme of matt-black timberwork, ash-grey tiled flooring and the on-trend natural wood panelling all softened by the Natural fibre stair runner, bordered in a bold black.

Through the 1930's industrial styled glazed door you enter the sun-drenched breakfast kitchen, recently installed are a range of stylish blackened Ash larder, wall and base units with an L-shape, solid Beech work surface and riser above. The industrial theme continues with an exposed brick wall and galvanised, surface-mount sockets. This stunning kitchen offers multiple integrated appliances including a full-size dishwasher, a larder fridge/freezer, fan-assisted high-level double ovens, a five-ring gas hob and above-hob extraction with lighting. The dual-aspect windows provide fantastic views across the private south-facing garden, a large, porcelain double sink and drainer sit underneath the rear window while the continuation of the Beech worksurface as a breakfast bar, benefits from views across the decked patio through the side window and rear door.

The theme of light and space and openness continues as you move through into the Dining Room, flooded in natural light from the large rear window, the natural stone colour of the walls contrast beautifully with the rich colour from the wood-effect flooring and meets contrast again at the picture rail above, drawing your eyes up to the high ceilings and Gothic-style archway leading you into the Living Room, through which the Natural colour palette continues with bright white Venetian blinds.

The Living Room is another bright and inviting place, with beautifully-crafted alcove storage cupboards, Natural wood shelving, a walk-in Bay Window and a fabulous period fireplace with a solid fuel and cast iron fire.

Up to the first floor accommodation your arrive onto a spacious central landing, from which you access the newly-installed family Bathroom, two double bedrooms and a single bedroom which is currently used as a home office and music studio.

The family bathroom is a warm and inviting combination of Natural Stone and stunning Olive, METRO-style brick tiling. The fabulously over-sized bathtub offers a double Chrome shower over, all operated through a Thermostatic mixer valve and softened by a brilliant white shower curtain held aloft by a Chrome bar shower rail. There is a deep porcelain wash basin a-top of a vanity unit which also houses a close-coupled W.C, there is extraction, an illuminated vanity mirror and a large Chrome towel radiator, this is a truly stunning bathroom!

Bedroom no. one is to the front of the property and benefits from the same walk-in bay window as the Living Room below, this bay window has been internally insulated to provide additional warmth in the Winter months. There is a panelled wall, a natural colour palette and polished original timber flooring, the period cast iron fireplace and tiled hearth remain and all make for a calm and inviting room.



Bedroom no. two is a comfortable double and is to the rear of the property, with a large window overlooking the rear garden this is an incredibly bright and airy bedroom. There are fitted wardrobes along the full length of the room with sliding doors in white, a natural fibre carpet and two sets of floor-to-ceiling black-out curtains to ensure the longest of lie-ins remain undisturbed!

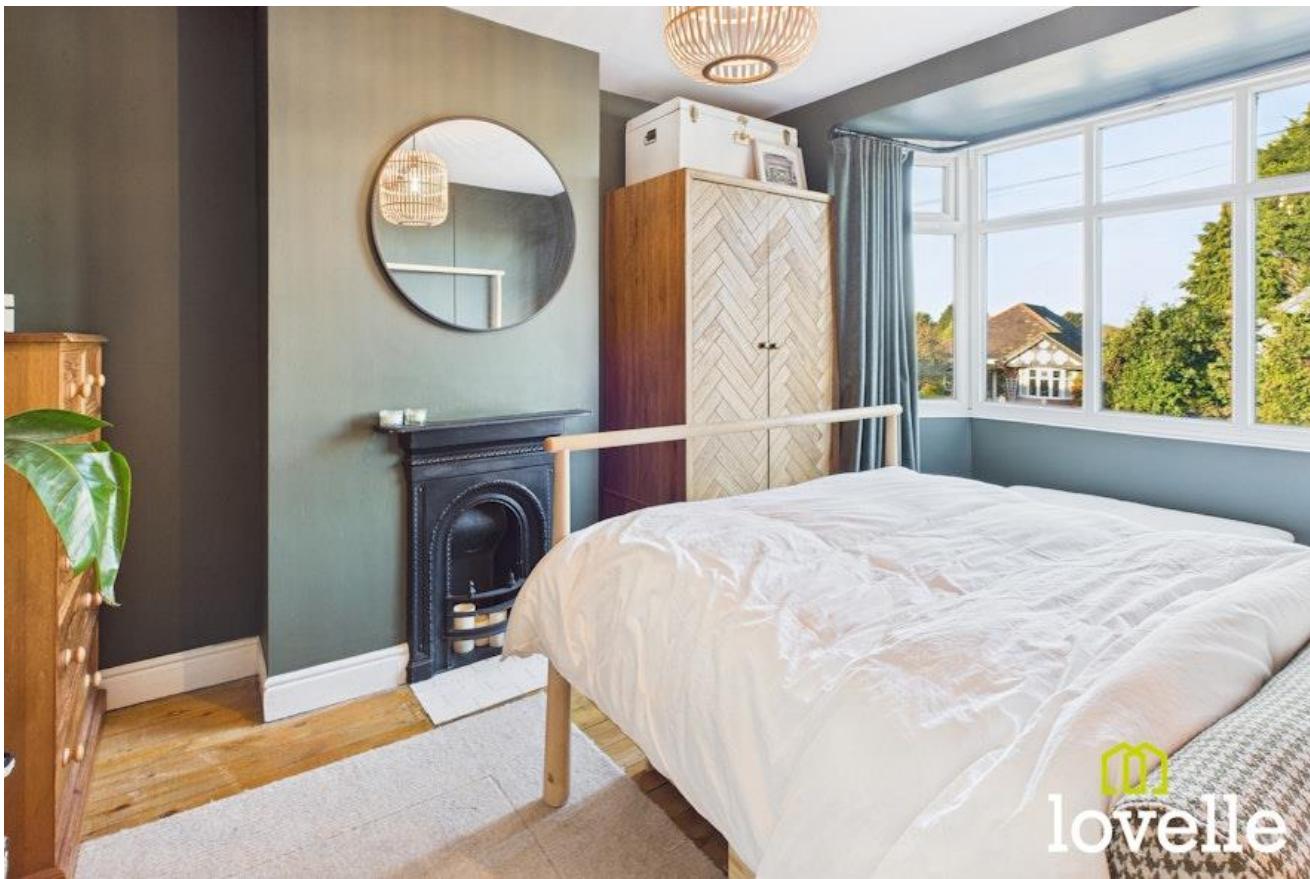
Bedroom no. three is a perfect single or home office, well-proportioned and with views out onto New Village Road. Currently used as a home office and music studio, there is stylish acoustic panelling to the wall but would make an excellent Childs bedroom.

To the outside and at the front of the property, the original 1930's window style has been retained but through double glazed window units, the front garden is gravelled and the kerb has been dropped to provide convenient off-road parking immediately to the front door, there is discreet bin storage under the bay window.

To the rear of the property is a private south-facing garden, mainly laid to lawn and with a convenient tiled path border it is the perfect area to entertain. There is a decked patio area adjacent the house which benefits from direct sunshine all day, leading to a gravelled Bar area and there is a further gravelled area to the rear of the garden with a shed and wooden storage cupboards, pedestrian access out to Jesmond Road is through a gate in the rear fence.

There are other important points to note about this amazing property: there was full electrical re-wire undertaken in 2019, the Kitchen was installed in 2023, the Bathroom was fully replaced in 2022, there is an IDEAL Logic Gas Combi boiler which was installed in 2014 and has been serviced annually since with central heating radiators extending into all rooms, all of the ceilings throughout the property have been recently re-plastered, the windows were all replaced in 2013 and the loft is boarded with a retractable ladder for excellent additional storage but most importantly...

This beautiful house has been lovingly restored and made into a warm, stylish and inviting home and is now ready for new custodians to take care of it and enjoy all it has to offer!



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## PARTICULARS OF SALE

### Hallway

**3.11m x 1.74m (10'2" x 5'8")**

Laid to a tiled floor for convenience, retaining many period features and stylish panelling, providing access to the Breakfast Kitchen on the Ground floor and stairs up to the First-floor accommodation.

### Breakfast Kitchen

**6.36m x 1.83m (20'11" x 6'0")**

A generous room with dual aspect windows offering views across the private garden. There is a vast range of larder, wall and base units with solid Beech worksurfaces above. There are several integrated appliances, extraction and the tiled floor continues through from the hallway.



### Dining Room

**3.03m x 3.35m (9'11" x 11'0")**

A beautifully bright and inviting room, there is a large window onto the rear garden, a neutral colour palette and wood-effect flooring. Many original features remain including a Gothic-style archway into...



### Living Room

**4.06m x 3.35m (13'4" x 11'0")**

A warm and relaxing room leading from the Dining Room, there is a stylish alcove storage, a solid-fuel fireplace and walk-in bay window.

### First Floor Landing

**2.41m x 1.82m (7'11" x 6'0")**

A perfectly proportioned landing area rising up from the hallway, providing access to the family Bathroom, three Bedrooms and the Loft storage area.

### Family Bathroom

**1.75m x 1.82m (5'8" x 6'0")**

A perfectly-appointed bathroom offering a large tub-style bath with a powerful, thermostatically-controlled shower over. There is a deep wash basin, illuminated vanity mirror, convenient storage, towel radiator and extraction. The room is fully tiled and there is a window to the rear of the property.

### Bedroom One

**4.22m x 3.43m (13'10" x 11'4")**

The principal bedroom, a generous double in Costal décor and retaining many period features, there is a walk-in bay window benefitting from internal insulation. The bay window is to the front elevation and is double-glazed.

### External Front

Conveniently gravelled and with a dropped kerb, providing off-road parking for one vehicle and with discreet bin storage.

### External Rear

A private south-facing garden offering multiple entertaining areas, laid to a mixture of lawn, decking, paving and gravel. Pedestrian access out to Jesmond Road is via the rear.



### Bedroom Two

**3.04m x 3.43m (10'0" x 11'4")**

A generous double bedroom will a full range of fitted wardrobes, neutral décor and a large picture window to the rear of the property. There are two full sets of floor to ceiling back-out curtains and a black-out blind.

### Bedroom Three

**2.14m x 1.82m (7'0" x 6'0")**

A light-filled single bedroom or home office, with stylish panelling to the outside wall and a window to the front elevation. The room is currently arranged as an office with fitted furniture which can be left with the property or removed, as required.

## TENURE

The tenure of this property is Freehold.

## 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/>

## 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

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.

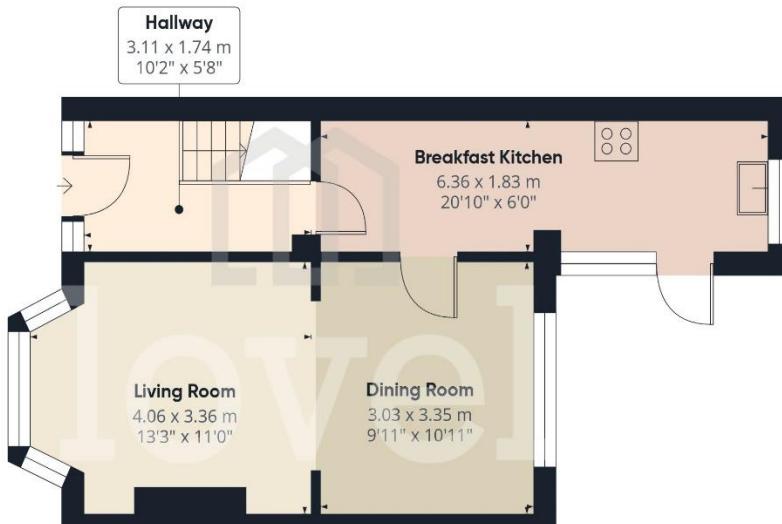
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS

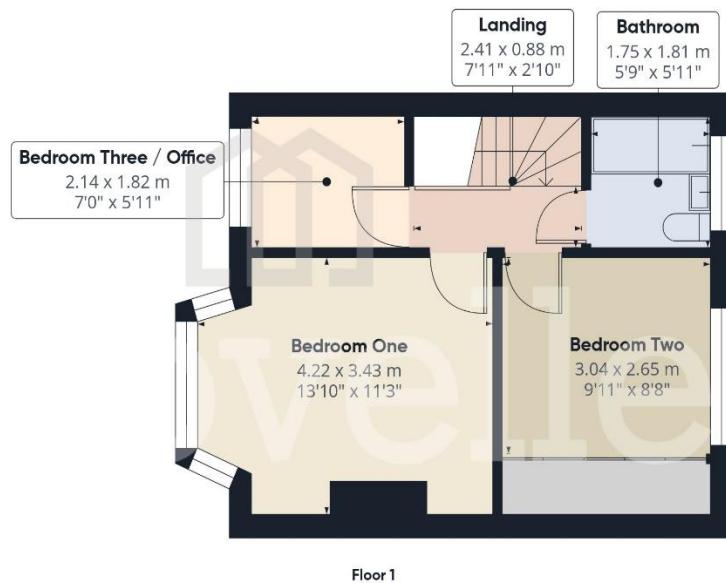


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Approximate total area<sup>(1)</sup>

73.6 m<sup>2</sup>

792 ft<sup>2</sup>



(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

MAP

