



Lytham Drive, Cottingham, HU16 4QN
Offers Over £140,000


**Philip
Bannister**
Estate & Letting Agents

Lytham Drive, Cottingham, HU16 4QN

Key Features

- Good Sized 2 Bedroom Semi Detached Bungalow
- Convenient and Popular Location
- Entrance Hall, Lounge, Kitchen
- Two Bedrooms, Bathroom
- Gardens Front & Rear Driveway & Garage
- Early Viewing Is A Must, No Chain Involved
- EPC - C

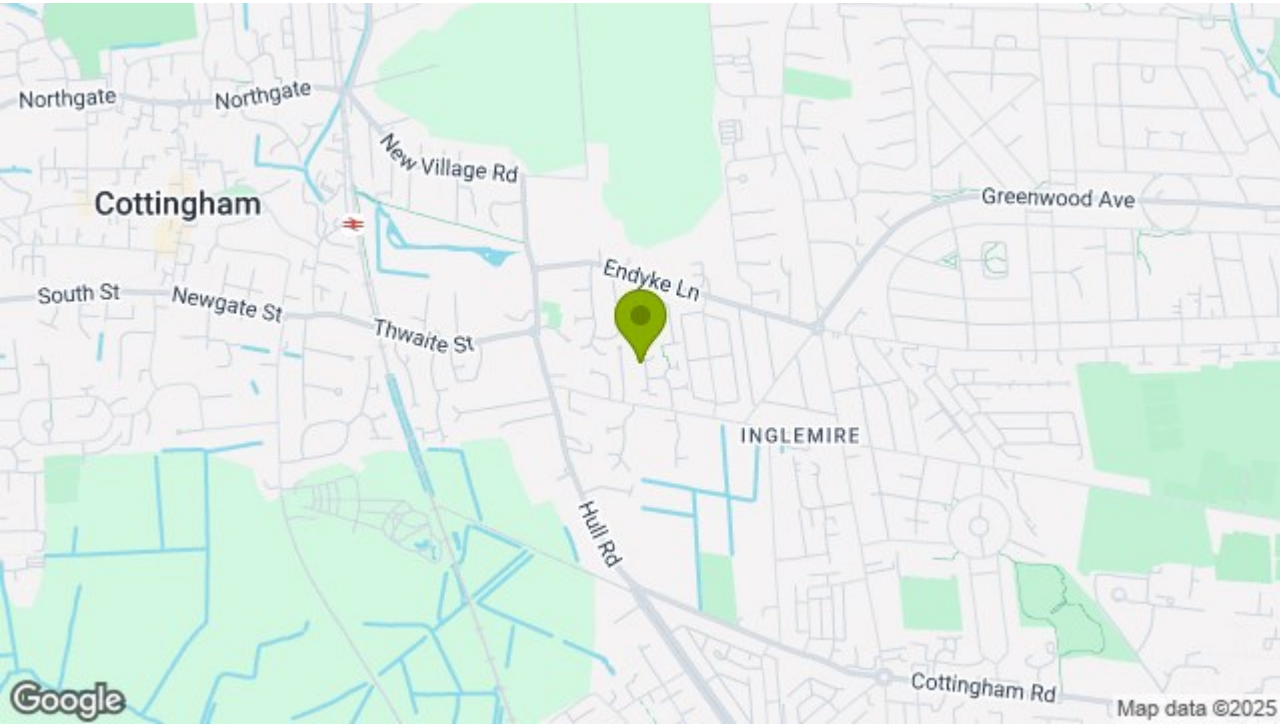
Welcome to Lytham Drive, Cottingham - a charming semi-detached chalet bungalow that is bursting with potential! This delightful property boasts a fantastic location and offers a wonderful opportunity for those looking to create their dream home.

The property comprises entrance hall, lounge, Kitchen, bathroom and two good sized bedrooms. Outside, the property features gardens both at the front and rear, providing a lovely outdoor space. The driveway and garage offer convenient parking options,

Although the property is in need of some updating, this presents an exciting opportunity for you to put your own stamp on the place and create a home that truly reflects your style and taste.

With no chain involved, this could be the perfect opportunity to make this house your own. Contact us today to arrange a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





COTTINGHAM

Cottingham is reputed to be the largest village in England and is situated approximately five miles to the North of Hull City Centre and approximately six miles to the South of Beverley. Extensive and varied shopping facilities, local primary and secondary schooling and public transportation including a train station are offered within the village. Good road connections offer access to Hull, Beverley & the A63/M62 motorway link.

ENTRANCE HALL

with a half glazed door and storage cupboard.

LOUNGE

17'9 x 10' (5.41m x 3.05m)

with double glazed window to the rear elevation and gas fire

KITCHEN

9'4 x 8'8 (2.84m x 2.64m)

with a range of base and wall units, work surfacing, stainless steel sink unit, electric cooker box, plumbing for automatic washing machine, boiler, splash back tiling, storage cupboard and two double glazed windows to the rear and side elevation.

BATHROOM

6'9 x 5'6 (2.06m x 1.68m)

with a three piece suite, comprising panelled bath, wash hand basin, w.c., splash back tiling and double glazed window to the side elevation.

BEDROOM 1

12'2 x 8'2 from front of wardrobes (3.71m x 2.49m from front of wardrobes)

with double glazed window to the front elevation and built in wardrobes.

BEDROOM 2

8'5 x 8'8 (2.57m x 2.64m)

with double glazed window to the front elevation.

EXTERNAL

Outside to the front of the property is an open plan pebbled garden with shrubs and a driveway affording multiple parking leads to a garage. To the rear is an

enclosed pebbled garden for ease of maintenance with fencing forming boundary with gate.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are

give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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