



Potterdale, Little Weighton, East Riding of Yorkshire  
Asking Price £250,000





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## KEY FEATURES

- Superb Semi Detached Bungalow
- Picturesque Village Setting
- Two Double Bedrooms
- Fully Adapted Wet Room
- Breakfast Kitchen
- Comfortable Lounge with Log Burner
- South Facing Garden
- Garage & Driveway
- Council Tax Band C
- Total Room Area 69 Square Metres
- EPC rating D





## DESCRIPTION

This Superb SEMI DETACHED BUNGALOW enjoys an elevated position of Potterdale set within the picturesque setting of Little Weighton.

The Bungalow has been lovingly upgraded throughout to present a stylish home and with NO CHAIN it's ready to move into.

The accommodation includes a welcoming hallway inviting you in to view with sensory lighting to the main rooms. Doors open to the comfortable LOUNGE with feature Oak mantel and LOG BURNING STOVE, lovely to cosy up to on those cold winter evenings. There is a stylish Shaker style BREAKFAST KITCHEN with granite worktops incorporating the breakfast bar. There are TWO DOUBLE BEDROOMS and a contemporary fully adapted WET ROOM.

Outside there is a PRIVATE DRIVEWAY providing ample OFF ROAD PARKING, leading to the GARAGE and gated access to the SOUTH FACING REAR GARDEN, mainly laid to lawn with a paved PATIO area and timber fencing to boundaries, adjoining views out over open countryside.

For sale with NO ONWARD CHAIN, viewing is an absolute must!

## Location

Little Weighton is a rural village ideally placed for access to all West Hull villages, the Humber Bridge and the A63/M62 motorway link via the Northern Approach Road which runs to the east of the village. To add, to the charm of the village is the Little Weighton C E Primary School, which is renowned in the area for being a top performer, while the village of Cottingham and the historic town of Beverley lie some 5 miles to the east with a good array of shops, schools and much more.

## Directions

From our office in Cottingham, head north on King St at the roundabout, take the 1st exit onto Northgate, At the roundabout, take the 2nd exit onto Harland Way/B1233 .At the roundabout, take the 2nd exit onto Main St.Turn right onto Little Weighton Road. Continue onto the village of Little Weighton. Take the first right turn onto Walkington Road, then take the first turning on the left onto Potterdale. The property can be identified by Lovelle For Sale board.





## PARTICULARS OF SALE

### Entrance & hall

Entrance is via the side Upvc door, opening to welcome you in with sensory lighting to show you the way. Doors open to the ...

### Lounge

**6.04m x 3.32m**

The comfortable lounge has a feature Oak mantel and a log burning stove, lovely to cosy up to on those cold winter evenings. The double glazed window enjoys views of the garden and out to open countryside. Central heating radiator and laminate flooring.

### Breakfast Kitchen

**3.68m x 2.32m**

The breakfast kitchen has a range of Shaker style units to base and walls with granite work surface incorporating the breakfast bar and tiled splash backs. Built in oven and microwave. Electric hob with stainless steel extractor hood above. Stainless steel one and a half bowl sink unit with mixer tap with pull down spay. Space for automatic washing machine and integrated fridge freezer. Double glazed window and door opening to the rear garden.

### Wet Room

**2.47m x 1.63m**

A contemporary wet room with ceramic tiling and wall boards to splash back. Overhead rain and hand held shower head, vanity wash basin and low level W.C. Two double glazed windows and radiator.

### Bedroom One

**4.99m x 3.44m**

A double bedroom with useful storage cupboard. Double glazed window to front elevation, laminate flooring and radiator.

### Bedroom Two

**3.39m x 2.82m**

A further double bedroom with built in wardrobe. Double glazed window and radiator.



### Garage & Driveway

A private drive provides ample off road parking and leads to the garage with metal up and over door. Power and light supplied.

### Gardens

The south facing rear garden adjoins open countryside with timber fencing to boundaries. Mainly laid to lawn with a paved patio area, ideal for outdoor dining, a lovely outdoor space for the family to enjoy.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

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

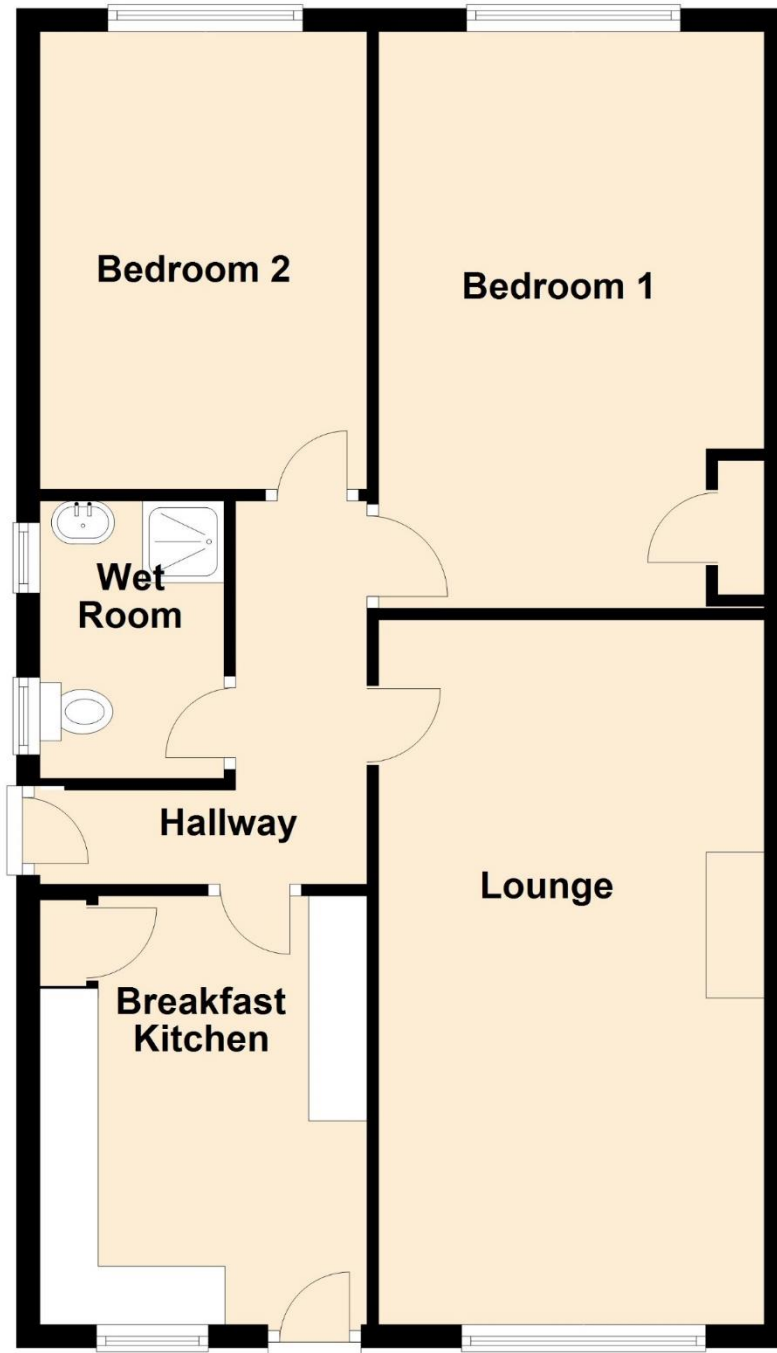
## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

