



Sancton Close, Cottingham, East Riding of Yorkshire
Asking Price £345,000





KEY FEATURES

- Detached True Bungalow
- Three Bedrooms
- Contemporary Bathroom
- Lounge and Dining Room
- Modern Kitchen
- Driveway & Garage
- Beautiful Gardens
- Tenure Freehold
- Council Tax Band D
- Total Room Area 87 Square Metres
- EPC rating D



DESCRIPTION

Nestled within generously proportioned gardens and enjoying an enviable location off The Wolds.

This SUPERB DETACHED TRUE BUNGALOW offers well proportioned accommodation.

The welcoming HALLWAY invites you in to explore the tastefully styled accommodation.

To the left is the DINING ROOM, a lovely room to entertain family and friends with four picture windows boasting views over the gardens.

The comfortable LOUNGE is light and airy, ideal for relaxing after a hard day.

The modern KITCHEN is fitted with a range of base and wall units with complimentary worktops.

There is a contemporary family BATHROOM with four piece suite including SHOWER cubicle.

To the rear of the property are THREE good sized BEDROOMS. Bedroom three/ snug has double doors opening to the CONSERVATORY.

The rear GARDEN is mainly laid to lawn with mature trees and shrubbery adorning the boundaries. There is a paved patio area, providing a lovely seating area to enjoy the wonders of this outdoor space.

There is a GARAGE and a DRIVEWAY providing ample off road parking.

Viewing is highly recommended.

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

Directions

From our office on Kings Parade in Cottingham head north onto King Street for 0.1 mile, at the roundabout take the first exit onto Northgate for 0.4 miles, at the next roundabout take the third exit, turn right onto Green Lane. Take the next right onto The Wolds, continue to Sancton Close located on the left hand side.





PARTICULARS OF SALE

Entrance & Hallway

The property is accessed via a Upvc front door open into the hallway. In the hallway there is a central heating radiator, access to the loft and doors to the accommodation.

Lounge

4.57m x 2.94m(measured at widest points)

The comfortable lounge is a lovely room to relax with feature fireplace and inset living flame fire. A double glazed bay window to the front elevation, central heating radiator and coving to the ceiling.

Kitchen

3.14m x 1.79m

A modern kitchen comprising of a range of wall and base units with contrasting work surfaces and splashback tiling. Stainless steel sink, electric double oven with four ring gas hob and extractor above. Integrated fridge/freezer plumbing and space for automatic washing machine. UPVC double glazed window and UPVC double glazed obscure door to the side elevation.

Dining Room

3.34m x 3.05m

A light and airy dining room with three double glazed windows to the front elevation and one to the side elevation, enjoying views over the garden, creating a lovely room for entertaining family and friends. Central heating radiator and coving to the ceiling.

Bedroom One

4.04m x 3.02m

A double bedroom with fitted wardrobes. Double glazed window to the rear elevation, central heating radiator and coving to the ceiling.

Bedroom Two

3.10m x 2.74m

A further double bedroom with double glazed window to the rear elevation. Central heating radiator and coving to the ceiling.

Bedroom Three/ Snug

3.11m x 2.27m

Bedroom three is currently used as the snug with double doors opening to the conservatory.

Conservatory

3.50m x 2.27m

Part brick and Upvc construction the conservatory enjoys views out over the rear garden.

Bath/ Shower Room

3.14m x 1.79m

The contemporary bathroom has splashback tiling and vinyl flooring. Four piece suite to include: Shower cubicle, panelled bath, low level W.C. vanity unit housing the wash basin with useful storage cupboard below. Double glazed obscure window and radiator.



Garage & Driveway

The private driveway provides ample off road parking and leads to the brick built garage with up and over door.

Gardens

The front garden is mainly laid to lawn with shrub planting to the border. The enclosed, rear garden is mainly laid to lawn with an array of shrubbery and colourful planting to borders. A paved patio area offers an ideal place to sit and enjoy this wonderful outdoor space. Timber fencing to the perimeter.

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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.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:-

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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		92 B
69-80	C		
55-68	D	67 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)

