



The Wolds, Cottingham, East Riding of Yorkshire  
Asking Price £325,000







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## KEY FEATURES

- Desirable Location
- Generous Rooms
- Potential to Add Value
- Strong Local Community
- Versatile Living Spaces
- Garage
- Private Driveway
- Enclosed Garden
- No Onward Chain
- Total Area 99 Square Metres
- EPC D



## DESCRIPTION

Situated in a serene and tranquil location, this charming bungalow is now available for sale. Boasting a good condition, this property offers a delightful living experience for its future residents.

Upon entering, you are welcomed by two spacious reception rooms, each with its own unique features. The first reception room is adorned with large windows that allow natural light to flood the space, creating a bright and airy atmosphere. A beautiful fireplace serves as the focal point of the room, adding warmth and character to the space. The second reception room is designed in an open-plan layout, providing versatility for various living arrangements.

The property features a well-appointed kitchen that benefits from ample natural light, making it a pleasant space for culinary enthusiasts. Whether you are preparing a quick breakfast or hosting a dinner party, this kitchen offers functionality and potential.

This bungalow boasts two double bedrooms and a third generous single, each offering comfortable living spaces. The first bedroom comes complete with built-in wardrobes, providing ample storage solutions for your belongings. The second and third bedrooms offer additional space for relaxation and rest, ensuring a peaceful night's sleep.

The property includes two bathrooms, with the first bathroom being generously sized to accommodate your daily routines. Whether you prefer a quick shower or a long soak in the tub, this bathroom offers both convenience and comfort.

In addition to its attractive interior features, this bungalow is surrounded by a strong local community, providing a sense of belonging and security for its residents. The quiet and peaceful location further enhances the appeal of this property, offering a retreat from the hustle and bustle of modern day life.

Ideal for those seeking a comfortable and welcoming home, this bungalow presents a unique opportunity to embrace a relaxed lifestyle in a desirable setting. Whether you are looking to downsize or seeking a peaceful retreat, this property is sure to impress with its versatile living spaces and charming atmosphere.

Don't miss out on the chance to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience the appeal of this property for yourself.







## PARTICULARS OF SALE

### Entrance Porch

1.96m x 1.27m

Enter through a door to the front of the property. Space for shoe rack and coat stand. Door into main hallway.

### Hallway

A large hallway providing access to reception rooms, bathrooms and bedrooms.

### Lounge

6.05m x 3.82m

This large living space features a large window to the front and second window to the side, filling the room with natural light. Providing access to the kitchen, this room could also be utilised as a living diner.

### Kitchen

3.09m x 3.13m

Featuring a range of wooded base and wall units with contrasting worktop, fitted ovens, hob and extractor, stainless steel sink with mixer tap, tiling to splash areas. Access to lounge, window to side elevation and door to side of property.

### Dining Area

3.34m x 3.06m

This open plan living space from the main hallway is filled with light from windows to the front and side of the property. This space offers versatility for its new owners.

### Bathroom

3.11m x 1.87m (measured at widest points)

This bright and airy bathroom features white tiling to floors and wall. A white three-piece suite comprising of bath, with overhead shower, pedestal sink and low flush WC.

### Shower Room

3.05m x 1.18m at widest points

Featuring a three-piece suite comprising of walk-in shower unit, sink with mixer tap and low flush WC.

### Bedroom One

4.21m x 3.03m

A large double bedroom to the rear of the property filled with light from the large window over looking the garden. With built in wardrobes to answer all your storage needs.

### Bedroom Two

3.02m x 3.09m

A generous single bedroom to the rear of the property with views onto the garden.

### Bedroom Three / Snug

3.12m x 2.73m

A double bedroom to the rear of the property that has been used by the current family as a snug with the conservatory attached.



### Conservatory

4.51m x 2.47m

Filled with light and views over the rear garden. French doors open out into the garden.

### Driveway & Garage

A private driveway leading down the side of the property to carport and freestanding garage.

### Gardens

Large private garden to the rear made up of large patio area, lawn and established planting. Garden to the front has established planting.

### 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.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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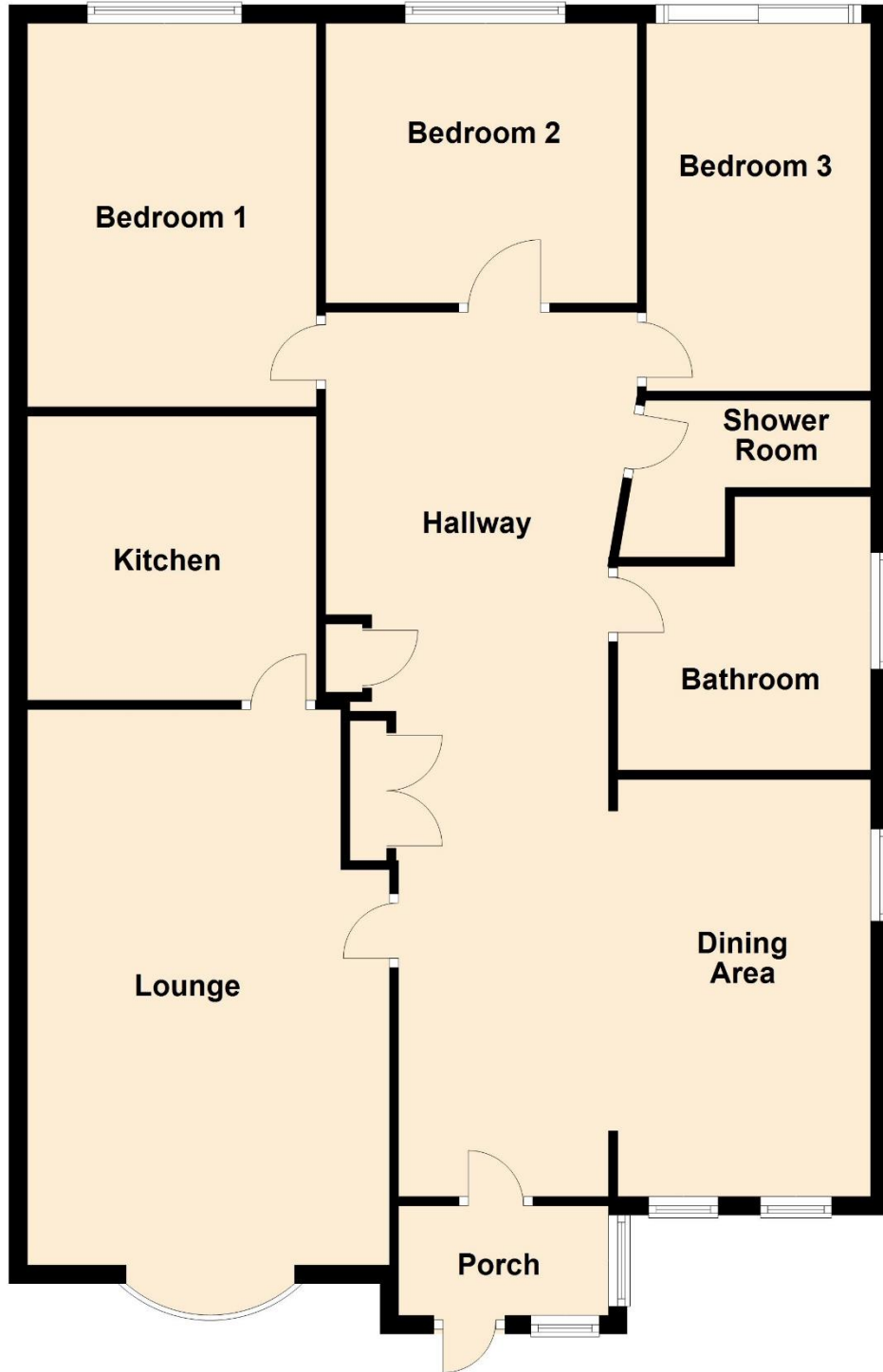
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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)

