



The Wolds, Cottingham, East Riding of Yorkshire
Asking Price £294,000





KEY FEATURES

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



DESCRIPTION

Situated in the peaceful and sought-after location of The Wolds, this charming bungalow presents a fantastic opportunity for buyers looking to create a home, tailored to their own style and requirements.

The property is well maintained and offers spacious accommodation throughout, with two generous reception rooms, one featuring a large bay window and a characterful fireplace, and the other offering an open-plan layout, ideal for flexible living.

The kitchen enjoys plenty of natural light and provides a functional space with great potential for modernisation.

There are three bedrooms, two doubles and a comfortable single with the principal bedroom benefiting from built-in wardrobes.

Two bathrooms serve the property, including a larger main bathroom, offering both bath and shower facilities.

Set within a friendly local community and offering tranquillity away from the bustle of daily life, this bungalow is perfect for those looking to downsize or create a relaxed, forever home.

While in good condition overall it offers scope for modernisation to truly make it your own, this property has just recently benefitted from the installation of a new gas boiler and a full redecoration throughout!

A viewing is highly recommended—discover the potential this lovely bungalow holds.





PARTICULARS OF SALE

Entrance Porch

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

3.91m x 6.01m

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

3.02m x 3.08m

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

3.05m x 3.31m

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

1.74m x 3.01m (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

1.91m x 2.80m at widest points

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

Bedroom One

3.02m x 4.15m

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

2.23m x 3.00m

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

Snug

2.27m x 3.03m

Used as a snug with the conservatory attached.

Conservatory

2.44m x 4.47m

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.

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:-

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.

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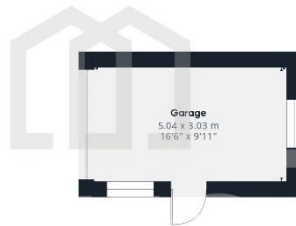


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
123.56 m²
1329.99 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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