

Wanlass Drive, Cottingham, East Riding of Yorkshire  
Asking Price £340,000





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## KEY FEATURES

- Desirable Location
- No Onward Chain
- Large Garage
- Private Garden
- Quiet Cul-de-Sac
- Large Living Room
- Potential to Add Value
- Bespoke Wood Panelling
- Total Area 123 Square Metres
- EPC rating D





## DESCRIPTION

OPEN HOUSE EVENT SATURDAY 15TH JUNE 1.30PM TO 3.30PM  
PLEASE CALL TO BOOK AND COME TAKE A LOOK!

Find this property within a rare to market, desirable location in the village of Cottingham.

Set within a quiet Cul-De-Sac, this unique home boasts low maintenance front garden area with parking for several vehicles. Through the front door you enter a spacious hallway providing storage space, a sitting area, access to all locations and is very well illuminated by a large window to the front garden. The wooden flooring runs throughout the ground floor creating a sense of open flowing space and warmth.

Into the lounge you are greeted with a large entertaining room, excellent natural light provided from the four windows floods the room whilst also providing lovely views of the front and rear gardens. The wood floor creates a sense of warmth and depth whilst reflecting the natural light.

The well proportioned dining room offers space for a large dining table and storage units. Natural light and views of the front of the property are provided by a large window. The entrance opposite the kitchen is excellent for transferring freshly prepared meals.

The kitchen is very well proportioned with a large working and storage area whilst providing space for a table and chairs. A lovely view of the garden and tiled flooring complete this well designed kitchen.

The utility room is a great addition with further food preparation and laundry space. with access to the rear garden, this room also acts as a boot room for those wet days in the garden.

The bathroom is a generous size with a five piece bathroom suite, part tiled walls, tiled flooring and illuminated by a large window overlooking the rear garden.

On the first floor landing is access to the bedrooms, separate WC and storage.

In the principle bedroom you are transported into a Skandi wonderland, a rich and deep environment created by a beautiful, detailed joinery. This room has to be visited to be truly appreciated. Currently completed by matching storage furniture and design conscious lighting, the natural light highlights beautiful details through the large window.

The stylish WC has some beautiful fittings, a throw back to the stylish days! There is potential to increase the size of this bathroom through the adjacent storage space.

The second bedroom is an excellent size providing ample space for a double bed, storage and bedroom furniture. A large window provides views to the side of the property. The third bedroom is a generous single, also providing space for storage and bedroom furniture with a lovely view of the rear garden.

The rear garden is a wide, private and tranquil space. South facing, the previous owner enjoyed growing grapes in the warmer months.

The garage is a fantastically large space offering a great deal of potential.





## PARTICULARS OF SALE

### Entrance Hall

**4.70m x 3.64m (15'5" x 11'11")**

Enter this charming and surprising property through the large and open entrance hall.

The large window provides natural light and lovely views into the front garden, the hallway is indicative of this quite unique home.

### Lounge

**3.59m x 6.08m (11'10" x 19'11")**

With four windows providing lovely views of the surrounding garden and natural light which bounces through the wood flooring this living room provides a warm, inviting and relaxing environment.

Perfect for entertaining or warm cosy evenings to enjoy the change of seasons.

### Dining Room

**3.61m x 3.64m (11'10" x 11'11")**

A very workable room illuminated by a lovely large window with views into the front garden this room is an excellent space for dining just across from the kitchen.

### Kitchen

**3.02m x 3.78m (9'11" x 12'5")**

This large kitchen provides great space for all day to day requirements whilst still boasting the floor space for a dining table and chairs.

Natural light enters through a large window which also provides a lovely view of the rear garden.

### Bathroom

**2.89m x 2.34m (9'6" x 7'8")**

Part tiled bathroom is a great size incorporating a full size bath, separate walk in shower, basin with storage, toilet and bidet.

### Utility

**1.52m x 2.34m (5'0" x 7'8")**

Accessed from the hallway this great sized tiled utility room provides storage and space for a fridge freezer, washing machine, tumble dryer and boiler.

### First Floor Accommodation

**1.05m x 3.15m (3'5" x 10'4")**

The well proportioned landing provides access to each room. Good sized storage cupboards to suit family needs.

### Bedroom One

**5.16m x 4.37m (16'11" x 14'4")**

Beautiful, bespoke, unique...

This bedroom is an environment, a beautiful bespoke design commissioned by the previous owner to provide a bespoke Skandi living space. Matching floorboards and storage units are illuminated by natural light which is provided by the large window overlooking the rear garden.

A large amount of inbuilt storage units complete this lovely room.

### Bedroom Two

**3.64m x 2.77m (11'11" x 9'1")**

A well proportioned double bedroom with a lovely views to the side elevation.



### Bedroom Three

**2.53m x 2.65m (8'4" x 8'8")**

A large window provides natural light and a lovely view into the rear garden from this single bedroom, the flooring creates a sense of warmth, depth and space.

### WC

**0.89m x 2.65m (2'11" x 8'8")**

This WC provides a lovely design detail with traditional units.

### Outside Front

Set in this quiet Cul-De-Sac is a low maintenance garden with driveway for several vehicles and completed by the garage entrance.

There is access to the rear of the property and garage side door through a gate to the side of the house.

### Outside Rear

The private south facing rear garden provides a lovely entertaining space. The previous owners have enjoyed growing vines in the past.

### Garage

**2.34m x 10.63m (7'8" x 34'11")**

A large well-maintained garage provides many options for storage and further development.

As the floor space is so impressive this building could still provide a traditional garage whilst being converted towards the rear.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: E

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:-

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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	63 D	
39-54	E		
21-38	F		
1-20	G		

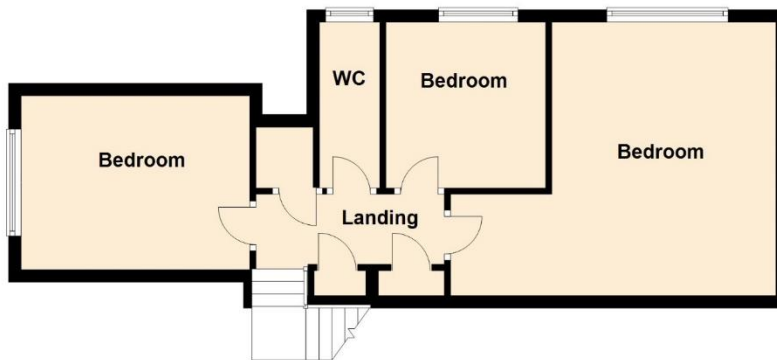
**Ground Floor**

Approx. 103.6 sq. metres (1115.3 sq. feet)



**First Floor**

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 147.3 sq. metres (1585.5 sq. feet)



