



Canongate, Cottingham, East Riding of Yorkshire
Asking Price £260,000





KEY FEATURES

- Central Village Location
- Link Detached True Bungalow
- Two Double Bedrooms
- Modern Shower Room
- Breakfast Kitchen
- Garage & Block Paved Driveway
- Garden & Summer House
- Council Tax Band D
- Tenure Freehold
- Total Room Area 67 Square Metres
- EPC rating D



DESCRIPTION

Presenting this delightful LINK DETACHED TRUE BUNGALOW, now available for sale. This property, although in need of modernising, offers a unique opportunity to create a home that's truly tailored to your taste.

The bungalow is conveniently configured with TWO BEDROOMS, one of which is a spacious double. It also features a comfortable LOUNGE, filled with natural light thanks to its large windows, boasting views of the village church, perfect for entertaining or enjoying a tranquil afternoon. This space is the heart of the home, and its potential is truly exciting. The BREAKFAST KITCHEN, blessed with an abundance of natural light, is ready to be transformed into a culinary haven. One of the key features of this property is its location. It is ideally situated with public transport links and local amenities within a short distance. The area is peaceful, fostering a strong local community vibe that is simply heart-warming. Adding to the charm is the divine church view, offering a sense of tranquillity and a picturesque outlook. Adding to its appeal, the property comes with a GARAGE, providing secure parking or additional storage. The GARDEN offers a serene outdoor space, perfect for those who enjoy gardening or simply love the outdoors.

With an EPC rating of D, this property is a blank canvas awaiting the right buyer. Particularly ideal for couples, it offers a fantastic opportunity to make a home your own.

Don't miss out on this golden opportunity to purchase a property with such potential in a vibrant, friendly community.

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 Lovelle Estate Agency, head North on King Street. At the roundabout, take the 2nd exit onto Northgate. Turn right onto Canongate, continue and number 25 can be identified by our For Sale board.





PARTICULARS OF SALE

Entrance Porch

1.65m x 1.21m

Enter from the front of the property, a useful space for coats and boots, leading into the lounge.

Lounge

5.17m X 4.14m

A comfortable lounge with large window to the front elevation providing lots of natural light and views of the village church.



Breakfast Kitchen

4.28m x 2.68m

Filled with natural light from the dual aspect windows. Featuring a mix of base and wall units and worktops. Side door leading outside the property.

Inner Hall

not measured

Providing access to the lounge, bedrooms and shower room. The inner hall also has storage cupboards and a loft hatch.

Bedroom One

4.39m 2.64m

A generous double bedroom to the rear elevation of the property, featuring built in wardrobes.



Bedroom Two

3.50m x 2.78m

A second double bedroom to the rear elevation, enjoying views over the rear garden.

Shower Room

2.39m x 1.87m

Currently a three-piece suite comprising of shower unit, hand basin and low-flush WC.

Outside

To the front is a walled front garden, with gate and path leading to the front entrance, driveway and garage.

To the rear is an enclosed private garden that is mainly laid to lawn also featuring a patio area, established planted borders and a recently added summer house. To the rear of the garage are two storage rooms perfect for all your gardening and hobby equipment.

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.

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

Ground Floor



