



New Village Road, Cottingham, East Riding of
Yorkshire

Asking Price £255,000

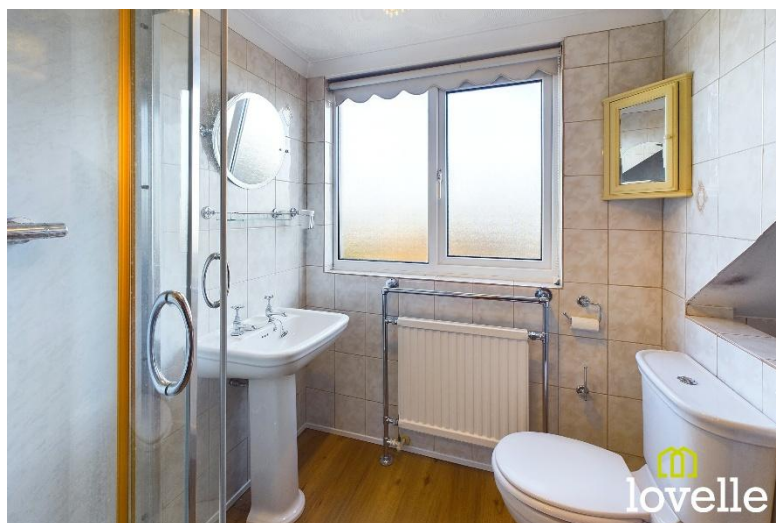


lovelle



KEY FEATURES

- No Chain Involved
- Two Double Bedrooms
- Groundfloor WC & Shower
- First Floor Bathroom
- Generous Living Space
- Detached Garage
- Side Driveway
- Tenure Freehold
- Council Tax Band C
- EPC Rating E



DESCRIPTION

This fantastic semi-detached Dorma bungalow, located in the village of Cottingham, provides a functional and generous living space, offering a ground floor double bedroom, spacious living space, offering a ground floor double bedroom, spacious kitchen with fitted cabinets, additional utility room plumbed for washer and a separate ground floor shower room and WC.

In addition, the property benefits from a large dining room with French doors leading to the rear garden and a separate, sizeable lounge with views to the front and side aspects of the property.

The first floor of the property comprises of a large double bedroom, a useful storage room and separate bathroom with shower, WC, bath and wash basin.

Externally, the property offers plenty of off-street parking with a long, gravelled driveway, suitable for several vehicles and an additional, detached garage with electric up and over door.

The front garden is mainly laid to lawn with borders and matures trees. To the rear of the property the garden space is made up of a low-maintenance patio and offers a private space to unwind.

Available with no chain involved, this property could be the one you've been waiting out for. Call the office to arrange your viewing.





PARTICULARS OF SALE

Hallway

6.43m x 1.64m (21'1" x 5'5")

UPVC door leading to a long hallway with original panelling and picture rails. Access to lounge, bedroom one, dining room, kitchen and staircase to first floor.

Lounge

6.07m x 3.82m (19'11" x 12'6")

Large Lounge with gas fire and two double radiators. Original panelling and picture rails. Double glazed windows to front and side aspect of the room with large bay window to the front elevation.

Kitchen

3.87m x 3.38m (12'8" x 11'1")

A good range of gloss fitted cabinets in white. Part tiled walls. Integrated fridge freezer, double-glazed windows and UPVC door leading to side drive. Built in double oven, four ring gas hob and one and a half kitchen sink with drainer and mixer tap.

Utility Room

1.8m x 2.76m (5'11" x 9'1")

Utility space housing boiler and plumbing for a washing machine. Tiled floor, double glazed window and UPVC door providing further access to rear garden.

Ground floor Shower Room

0.86m x 1.96m (2'10" x 6'5")

Accessible via Utility Room, low flush WC, sink basin and additionally installed shower and cubicle. Part tiled walls, tiled floor and double-glazed frosted window.

Dining Room

4.07m x 3.42m (13'5" x 11'2")

Large dining room with French doors leading out to the rear garden and set within the rear bay. High ceilings and original picture rails add character to this vast space. Carpeted and neutrally decorated with double radiator.

Bedroom One

3.85m x 3.39m (12'7" x 11'1")

Ground floor double bedroom with fitted wardrobes spanning the length of the room with built in dressing table and mirror. Neutrally decorated incorporating original picture rails. Double glazed window with views to the front elevation of the property, centrally heated and carpeted.

Landing

0.99m x 2.1m (3'2" x 6'11")

Kite winding, carpeted staircase leads to the first floor of the property. Balustrade staircase with additional handrail leading to Bedroom Two, Bathroom and Storage Room.

Bedroom Two

4.61m x 3m (15'1" x 9'10")

Large Double bedroom with fitted wardrobes. Double glazed windows to both front and rear aspect of the property ensuring plenty of natural light floods the room. Large double radiator carpeted and neutrally decorated.



Storage Space

4.55m x 1.96m (14'11" x 6'5")

A useful carpeted eave space with lighting.

Bathroom

1.85m x 2.69m (6'1" x 8'10")

Fully tiled room with shower cubicle, wash basin, low flush WC, heated towel radiator and bath inbuilt into the recess of the roof space. A good use of space to ensure a three-piece bathroom suite is available to the homeowner.

Front & Rear Gardens

Low bricked walled boundary to the front East facing garden. Pathway leads to open brick porch, providing kerb appeal. Wrought iron double gates provide access to the graveled side drive.

Mainly laid to lawn with mature trees and boarders, the single garage is accessible via front and rear gardens.

Rear Westerly facing garden is fully paved and enclosed. A private sanctuary decorated with shrubbery and small trees.

Detached Garage

6.16m x 3.32m (20'2" x 10'11")

Single garage with electrics and lighting with the benefit of an electric up and over door.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

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 negotiations 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

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These particulars do not form part of any contract and must not be relied upon as statements or representations 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		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

FLOOR PLANS

