



Stephensons Walk, Cottingham, East Riding of Yorkshire
Asking Price £325,000





KEY FEATURES

- Superb Detached Bungalow
- Three Double Bedrooms, two with fitted Wardrobes
- Light and Airy Living Room
- Contemporary Breakfast Kitchen
- Modern Shower Room
- Stunning Gardens
- Double Garage with Utility Area
- Tenure Freehold
- Council Tax Band D
- Total Room Area 105 Square Metres
- EPC rating E



DESCRIPTION

Enjoying the cul de sac setting of Stephenson's Walk, off Inglenmire Lane, Cottingham

Nestled within beautifully tended gardens, this SUPERB DETACHED BUNGALOW has been lovingly upgraded by the current owner, presenting contemporary accommodation that is ready to move into.

Entrance via a canopied front entrance door opening to welcoming you in to view the tastefully styled accommodation on offer, to include: THREE BEDROOMS, two with fitted furniture. A contemporary SHOWER ROOM and BREAKFAST KITCHEN, Light and airy LIVING ROOM with feature fireplace and bay window enjoying views over the delightful rear garden.

Outside there are lovingly tended GARDENS that wrap around the property, adorned with mature trees and shrubbery, mainly laid to lawn with paved walkways taking your round to the vegetable patch and garden shed. Patio areas creating seating areas to sit and admire this delightful outdoor space.

There is a DOUBLE GARAGE with UTILITY AREA & WC. and PRIVATE DRIVEWAY providing ample OFF ROAD PARKING for several vehicles.

This property is a real must see, call us to arrange your viewing today!

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.





PARTICULARS OF SALE

Entrance & Hallway

A canopied front entrance door opens to the hallway, welcoming you in to view this immaculately presented bungalow.

Living Room

5.18m x 3.59m (17'0" x 11'10")

A lovely room to relax and unwind, light and airy with feature fireplace and large picture window enjoying views over the beautiful rear garden. Radiator and double glazed window to side elevation and bay.

Breakfast Kitchen

3.55m x 3.07m (11'7" x 10'1")

Contemporary style fitted units to base and walls with complimentary work surface incorporating the breakfast bar with tiled splashbacks. Built in double oven and four ring gas hob with extractor unit above. Stainless steel sink with mixer tap and drainer.

Bedroom One

3.67m x 3m (12'0" x 9'10")

A double bedroom with an impressive range of fitted wardrobes and drawers. Radiator and double glazed window with views over the garden.

Bedroom Two

3.64m x 2.66m (11'11" x 8'8")

A double bedroom with double glazed window to front elevation and radiator.

Bedroom Three

2.65m x 2.63m (8'8" x 8'7")

A further double bedroom with built in wardrobes, double glazed window and radiator.

Shower Room

2.71m x 1.69m (8'11" x 5'6")

A contemporary shower room with large walk in shower cubicle, low level W.C and vanity wash basin with useful storage below. Tiling to splashbacks and walls. Double glazed obscure window and radiator.



Gardens

Delightful gardens, adorned with mature trees, shrubbery and decorative plantings wrap around the bungalow, mainly laid to lawn with paved patio areas and walkways taking you round to the vegetable patch and garden shed. The summer house is included within the sale of the property, a lovely spot to sit and enjoy the late evening sunshine.

Double Garage & Off Road Parking

5.2m x 5m (17'1" x 16'5")

A block paved driveway provides ample off road parking and vehicle access to the double garages.

Utility Area & W.C.

2.18m x 1.3m (7'2" x 4'4")

The garage includes a utility area with plumbing for automatic washing machine, wash basin and toilet.

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



FLOOR PLANS



