



Canada Drive, Cottingham, East Riding of Yorkshire  
Asking Price £249,950







## KEY FEATURES

- No Chain Involved
- Superb Location
- Two Bedrooms
- South Facing Garden
- Double Garage & Driveway
- Move-In Condition
- Conservatory
- EPC Rating D
- Council Tax Band C
- Freehold Property



## DESCRIPTION

This semi-detached, true bungalow is situated on Canada Drive, a popular residential area of Cottingham.

Offering two bedrooms, a large conservatory, modern kitchen, lounge/diner and a South facing garden, this property is one to view and one not to be missed.

In addition, the property boasts a large, double garage to the rear, with electric doors, power and lights.





## PARTICULARS OF SALE

### Entrance Hall

**2.66m x 1.12m (8'8" x 3'8")**

The UPVC door is situated to the side of the property and opens into the hallway. Neutrally decorated and carpeted, the hall opens into two ample storage rooms, kitchen, lounge, bathroom, and two bedrooms.

### Kitchen

**2.69m x 3.67m (8'10" x 12'0")**

A bright, modern kitchen looking to the front elevation of the property. With fitted appliances including fridge, dishwasher and washing machine.

Double glazed windows provide natural light to the front and side aspects.

### Lounge/Diner

**3.44m x 5.9m (11'4" x 19'5")**

A large, bright room with bow window to the front elevation.

Neutrally decorated and carpeted, there is an electric feature fire and ample space for a dining table and chairs.

### Bathroom

**1.69m x 1.98m (5'6" x 6'6")**

Fully tiled with obscure double-glazed window to the side elevation, the bathroom is made up of push handle WC, sink basin and large walk in shower.

### Bedroom One

**3.13m x 4.04m (10'4" x 13'4")**

A double bedroom offering views over the south facing, rear garden.

In need of some cosmetic upgrades, this room features fitted wardrobes with space for a double bed.

### Bedroom Two

**3.02m x 2.51m (9'11" x 8'2")**

Bedroom two is a generous single room, that could be used as a guest room, snug or home office. Providing access to the conservatory, this room is neutrally decorated, carpeted and bright.

### Conservatory

**3.01m x 3.52m (9'11" x 11'6")**

Accessible via sliding, glass doors, this room has a solid, tiled floor beneath the current carpet, a pitched roof, light, power and heat with french doors out to the rear garden.



### Gardens & Driveway

Block paved driveway with side access to double garage. A private large patio with borders including two greenhouses. South facing garden with private outlook.

### Double Garage

**5.12m x 7.08m (16'10" x 23'2")**

Brick built, double garage with slate pitched roof, electric garage doors, space for two cars with power and light.

### Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the northwest 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.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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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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## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS



