



Potterdale Drive, Little Weighton, East Riding of
Yorkshire

Asking Price £320,000




lovelle



KEY FEATURES

- Detached bungalow
- Two bedrooms
- Conservatory
- Driveway
- Garage
- Private garden
- Village location
- Public transport
- Potential to improve
- Total area 69 square metres
- EPC rating D



DESCRIPTION

We are proud to present to the market this two bedroom detached bungalow. Featuring two double bedrooms, large living room, conservatory, garage, large driveway and private garden.

To the front of the property is a well maintained garden laid to lawn with established borders containing a mix of planting and shrubs. A large driveway provides off street parking for several vehicles and leads to the garage and private entrance.

Through the private door to the side of the bungalow you enter a large and airy hallway proving access to the living areas, bathroom and bedrooms. The first doorway leads into the kitchen that features a range of wall and base units with contrasting worktops, the kitchen also provides access to the conservatory. The second door from the hallway leads into the large living dining room. This room is filled with light from the patio doors that lead into the conservatory. The hallway also provides access to the two double bedrooms to the front of the property and the bathroom that features a three piece suite comprising of walk in shower, low flush WC and hand basin.

Access from the kitchen or living room is the large conservatory. Providing extra living space to sit and enjoy views of the private rear garden. A door leads from the conservatory to a raised patio area and another door provides internal access to the garage. The garage features an electric door for vehicular access. Perfect for secure parking or extra storage.

To the rear of the property is the private rear garden. Featuring a raised patio area perfect for seating to enjoy the outdoors. The garden is mainly laid to lawn with some borders filled with planting and shrubs. A path leads to the greenhouse, shed and oil tank. A path also leads around the property providing side access to the front of the property.

Do not delay, call today and book your viewing!





PARTICULARS OF SALE

Hallway

1.04m x 3.8m (3'5" x 12'6")

A generous airy hallway providing access to living spaces, bedrooms and bathroom.

Kitchen

2.84m x 3.65m (9'4" x 12'0")

Featuring a range of wall and base units in wood with neutral worktops and tiling. Fitted oven, hob and extractor. Space for white goods. Oil boiler for central heating.

Living Room

3.32m x 5.96m (10'11" x 19'7")

A large living dining room filled with natural light from the patio doors that lead to the conservatory. Feature fire surround housing an electric fire.

Conservatory

6.43m x 2.2m (21'1" x 7'2")

A large conservatory accessed via the kitchen or living room. Views overlooking the private rear garden. Door leading to garden. Door leading to garage.

Bedroom

3.31m x 4.94m (10'11" x 16'2")

A large double bedroom with bow window to the front elevation. Featuring fitted wardrobes.

Bedroom

2.8m x 3.08m (9'2" x 10'1")

A generous bedroom with bow window to the side elevation.

Bathroom

1.64m x 2.61m (5'5" x 8'7")

A three piece suite comprising of walk in shower, low flush WC and hand basin in vanity unit. A chrome heated towel rail.

Garage

2.75m x 5.26m (9'0" x 17'4")

Vehicular access via an electric up and over door. Internal access via door from conservatory. Power and lighting. This garage is suitable for secure parking or extra storage space. Window to rear elevation.

Outside

To the front of the property is a well maintained garden laid to lawn with established borders containing a mix of planting and shrubs. A large driveway provides off street parking for several vehicles and leads to the garage and private entrance.

To the rear of the property is the private rear garden. Featuring a raised patio area perfect for seating to enjoy the outdoors. The garden is mainly laid to lawn with some borders filled with planting and shrubs. A path leads to the greenhouse, shed and oil tank. A path also leads around the property providing side access to the front of the property.



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 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.

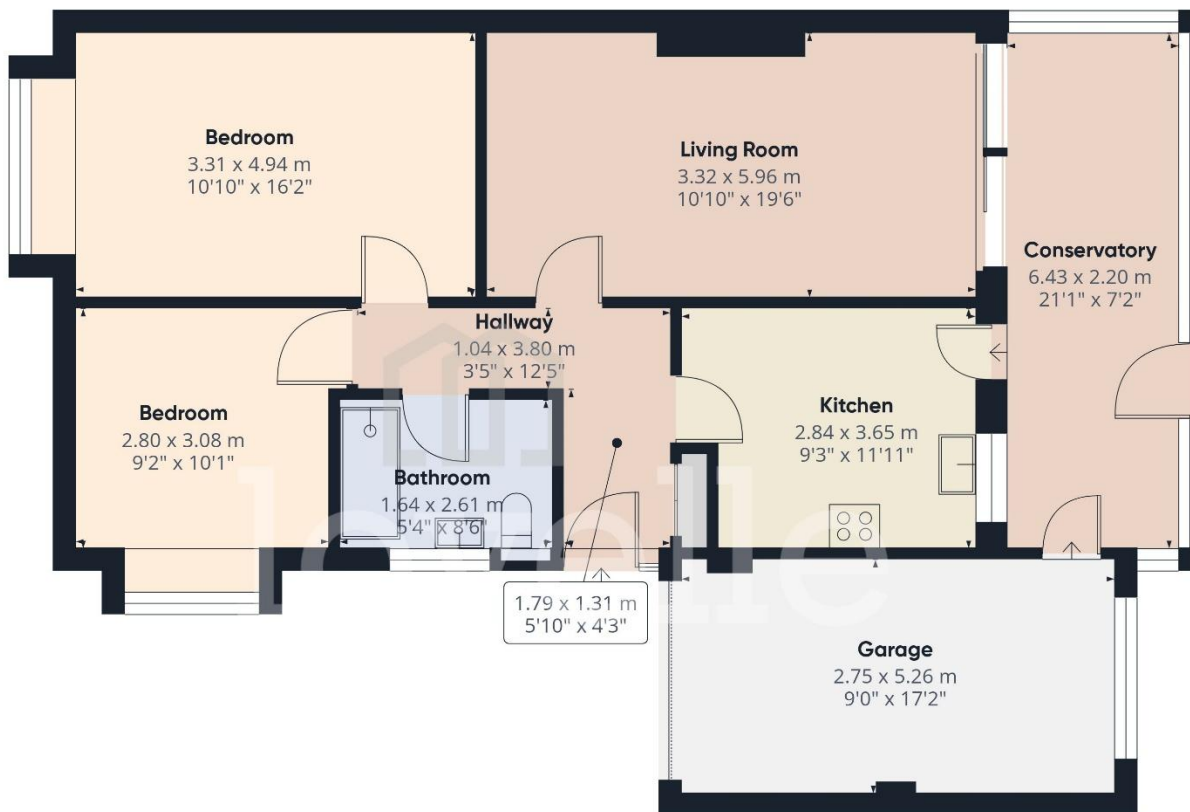
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾
94.9 m²
1021 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

