



Allanson Drive, Cottingham, East Riding of Yorkshire
Asking Price £260,000





KEY FEATURES

- No Chain
- Detached Bungalow
- Two Double Bedrooms
- Private Garden
- Extra-Width Garage
- Potential to Add Value
- Cul-De-Sac Location
- Close to Village
- Excellent Transport Links
- Total Area: 78.3msq.
- EPC rating: C



DESCRIPTION

We are very pleased to present this detached bungalow on the popular Allanson Drive, Cottingham. Featuring two double bedrooms, a large reception/dining room, extra-width garage, private garden and a driveway with parking for several vehicles, this is one not to be missed. Ready for full program of modernisation, this is an exciting project for the new owners.

You enter the property through a storm porch and into a generous hallway, there is a conveniently placed guest W.C offering a close-coupled W.C and hand basin.

There are two double bedrooms, with the principle bedroom to the rear elevation and benefiting from an east-facing position for the morning sunlight. The second bedroom, also a double is to the front of the property.

There is a large reception room which is flooded with natural daylight from the bay window to the front of the property and the sliding glass doors at the rear, doors which lead out onto the garden terrace. The reception room is large enough to allow for a dining area to the rear and there is a serving hatch from the kitchen.

The kitchen is fully tiled in white and features a range of wall and base units in a blue and white high-gloss finish, with contrasting white work surfaces. There is a 4-ring gas hob, a full-width extractor hood and a recently upgraded high-level oven, undercounter space has been provided for a dishwasher and washing machine.

The bathroom is fully tiled for ease of maintenance and features a white, three-piece suite comprising of bath with an electric power shower over, hand basin with mixer-tap and a close-coupled W.C. There is also a Chrome towel radiator.

Outside you will find a driveway providing off-road parking for several vehicles, this leads to the extra-width garage which benefits from a powered door, lighting and power sockets.

The front garden is laid to lawn with an established Magnolia tree. To the rear the large garden is mainly laid to lawn with established shrubbery and trees. There is a patio area from the rear of the bungalow. This exciting project needs to be seen!





PARTICULARS OF SALE

Hallway

2.76m x 1.54m (9'1" x 5'1")

Enter through a storm porch into the large hallway which provides access to all rooms.

Living/Dining Room

7.08m x 3.84m (23'2" x 12'7")

A large reception room filled with natural daylight from the west-facing bay window to the front and the sliding glass doors to the rear. This room is large enough for entertaining friends and family.

Kitchen

3.62m x 3.17m (11'11" x 10'5")

Featuring a range of wall and base units in which and blue high-gloss with white work surfaces. High-level electric oven, gas hob and extractor. White tiling to floor and walls and window with views across the garden. Door providing access to the rear garden.

Bedroom

3.62m x 4.16m (11'11" x 13'7")

A large double bedroom with a window to the rear garden.

Bedroom

3.36m x 3.14m (11'0" x 10'4")

A double bedroom with window to the front elevation.

Bathroom

1.63m x 2.07m (5'4" x 6'10")

Featuring a white three-piece suite comprising of a bath with electric power shower over, a hand basin with mixer tap and a close-coupled WC. There is a chrome heated towel rail and neutral tiling.

Guest WC

2.32m x 0.9m (7'7" x 3'0")

Close-coupled WC and hand basin in white.

Garage

An extra-wide garage with a powered up and over door, power sockets and lighting.

Outside

To the front is a lawned garden with established Magnolia tree. A large driveway leads to the garage providing off-road parking for several vehicles.

To the rear there is a generous garden with a patio area from the rear glass sliding doors. The garden is mainly laid to lawn with established shrubbery and trees.



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.

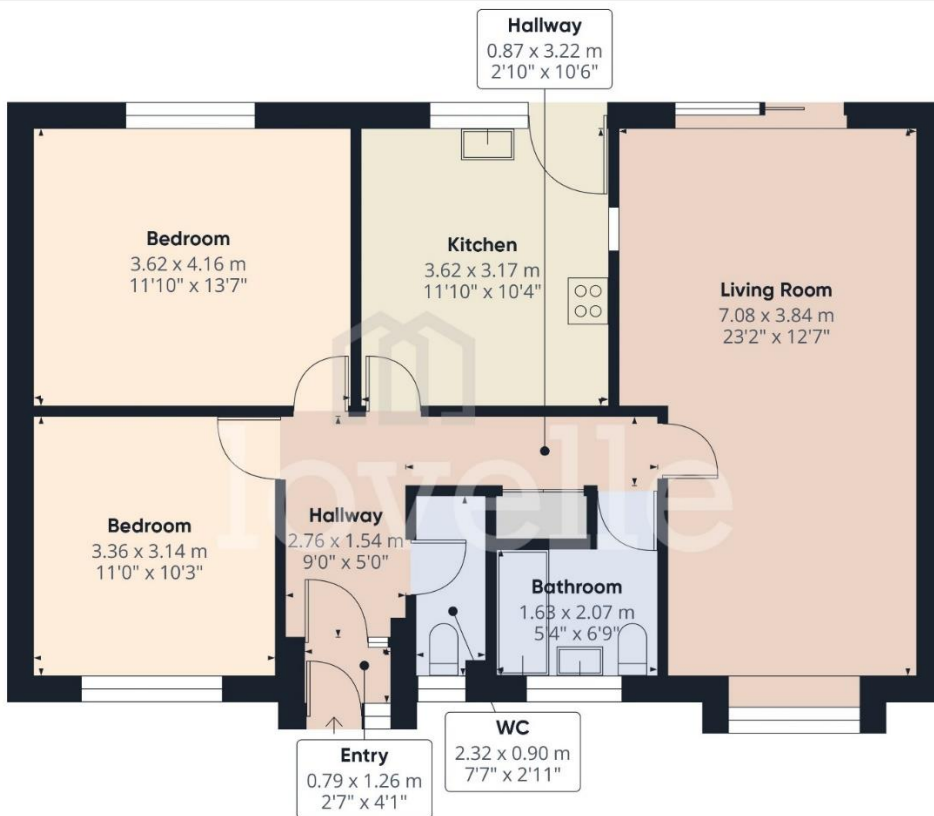
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾

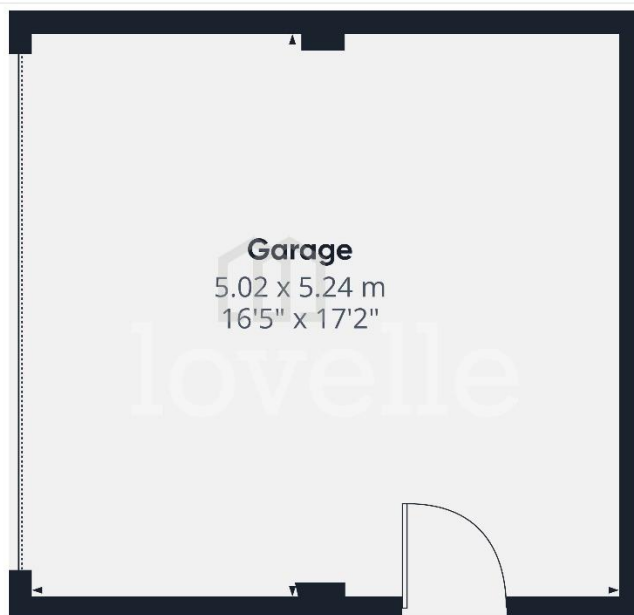
78.3 m²
844 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

26.7 m²
287 ft²

(1) Excluding balconies and terraces

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