



Epplworth Road, Cottingham, East Riding of
Yorkshire

Asking Price £250,000




lovelle



KEY FEATURES

- Three bedrooms
- Spacious reception rooms
- Fitted kitchen
- Adapted wet room
- Generous plot
- Additional outbuildings
- Ramp access
- Enclosed rear garden
- Sought after location
- Potential to add value
- EPC rating D



DESCRIPTION

Situated in the sought-after village of Cottingham, this three bedroom detached bungalow offers a fantastic opportunity for those looking to create their perfect home. Set on a generous plot, the property enjoys driveway parking, a garage, and an enclosed garden area.

Inside, the spacious lounge/diner benefits from a feature fireplace and sliding patio doors leading out to the garden, creating a bright and inviting space. The fitted kitchen offers ample storage and work surfaces, with access to a useful rear sunroom.

The property features three well-proportioned bedrooms, each with large windows allowing plenty of natural light. The bathroom has been adapted as a wet room, providing excellent accessibility.

Outside, there is a driveway to the front with ramp access to the entrance, as well as additional outbuildings for storage or workshop use.

While the bungalow would benefit from some modernisation, it presents a superb blank canvas in a highly desirable location. Do not delay, book your viewing today!





PARTICULARS OF SALE

Hallway

0.9m x 6.86m (3'0" x 22'6")

Enter through a private door into a bright hallway providing access to bedrooms, bathroom and living room.

Living Room

4.03m x 6.56m (13'2" x 21'6")

A generous living diner with window to the side elevation and patio doors to the rear allowing natural light to fill the room. A feature fire surround acts as a focal point in the room. Door leading to the kitchen.

Kitchen

2.37m x 4.17m (7'10" x 13'8")

A generous kitchen featuring a mix of base and wall units in a wood effect with contrasting countertops. A stainless steel sink, integrated oven, hob and extractor with space for undercounter white goods. White tiling to splashbacks. Door to sunroom.

Sunroom

2.19m x 5.47m (7'2" x 17'11")

With windows to the garden this room provides space for dining or relaxing.

Bedroom

2.68m x 4.26m (8'10" x 14'0")

A generous bedroom with fitted wardrobes and window to the front elevation.

Bedroom

2.58m x 4.25m (8'6" x 13'11")

A generous bedroom with windows to the front and side elevation.

Bedroom

2.6m x 1.91m (8'6" x 6'4")

Featuring fitted wardrobes and window to the side elevation.

Bathroom

1.63m x 2.4m (5'4" x 7'11")

A functional wet room with low flush toilet, hand basin and shower. A heated towel rail. Grab handles.

Garage

2.84m x 4.65m (9'4" x 15'4")

Featuring an up and over door, power and lighting.

Workshop

3.91m x 4.05m (12'10" x 13'4")

A covered workspace with power and lighting.

Workshop

1.92m x 3.45m (6'4" x 11'4")

A workshop with power and lighting.



Outside

The front of the property features hedging to the street offering privacy for the bungalow. A driveway leads to the front and side of the property, providing off street parking for several vehicles.

To the rear of the property is a low maintenance garden featuring a mix of patio, paving and decorative gravel. A mix of established planting to the side softens the garden. A blank canvas to make this space your own.

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.

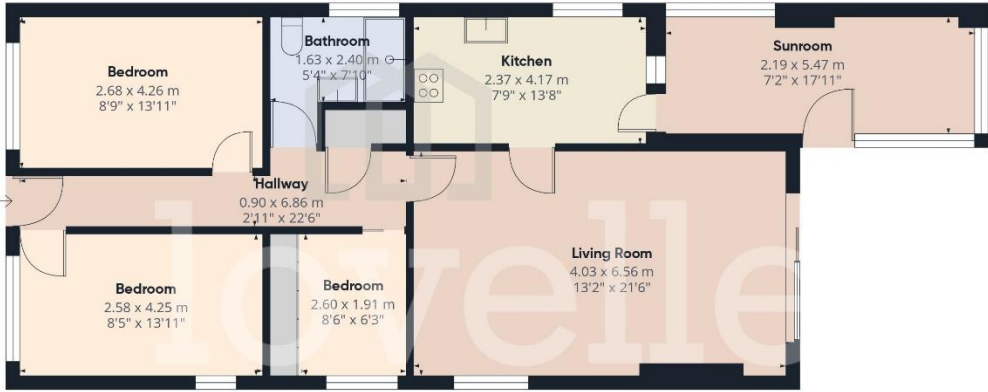
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
127.8 m²
1377 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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