



Canada Drive, Cottingham, East Riding of Yorkshire
£235,000





KEY FEATURES

- Bungalow
- Spacious
- Large Private Garden
- Garage
- Sought after location
- Two good-sized bedrooms
- Private Driveway
- Versatile Living Spaces
- No Onward Chain
- EPC TBC



DESCRIPTION

Lovelle are proud to present to the market this two bedroom bungalow in a sought after location in Cottingham on Canada Drive! Loved by its owner since new, this bungalow is ready for its next owners to make it their own!

Enter into the front porch with a window and door leading to the spacious living / dining room. Large windows to the front and rear make this a particularly bright and airy room with plenty of space for relaxing or entertaining.

The hallway from the living room leads to the bathroom, bedrooms and a utility cupboard housing the boiler with space for additional storage. The bathroom has a three piece suite and a window to the rear of the property.

The two generous bedrooms both include built in storage wardrobes. The primary bedroom also benefits from additional wardrobes and drawers with the window to the front elevation allowing plenty of natural light to flow into the room.

The kitchen has a mix of wall and base units with integrated appliances, such as fridge, freezer, oven and hob. The kitchen has a window to the rear elevation overlooking the private garden and a door providing access to outside.

Outside the property to the front is a garden, mainly laid to lawn, and a driveway providing off street parking. The garage has a side window, making it an ideal workshop if not used for parking. A path provides access to the side entrance to the kitchen and the private rear garden. The garden is easy to maintain, with a lawn and some established shrubs and trees and a patio and gravelled area. There is space to add a conservatory if desired.

In a great location within easy walking distance of bus routes, this light, airy bungalow is not to be missed! Call Lovelle and book your viewing today.





PARTICULARS OF SALE

Entry

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

A good size entry hall with a window to the front of the elevation.

Living / Dining room

7.41m x 3.92m (24'4" x 12'11")

A bright and spacious living / dining room with windows to the front elevation over looking the front garden area and windows to the rear over looking the private garden. With plenty of room for living, dining or entertaining.

Kitchen

4.17m x 2.7m (13'8" x 8'11")

The kitchen has a mix of wall and base units with integrated appliances, such as fridge, freezer, oven and hob. The kitchen has a window to the rear elevation overlooking the private garden and a door providing access to outside.

Bedroom

3.62m x 3.83m (11'11" x 12'7")

A generous double bedroom with large windows to the front elevation which allows for plenty of natural light and built in cupboard for extra storage.

Bedroom

3.16m x 2.85m (10'5" x 9'5")

A good sized second bedroom with windows to the rear elevation and a built-in storage wardrobe.

Bathroom

2.24m x 1.65m (7'4" x 5'5")

A three piece suite bathroom with window to the rear of the elevation.

Garage

4.92m x 2.7m (16'1" x 8'11")

A good sized garage providing secure parking or extra storage.

Outside area

Outside the property to the front is a garden, mainly laid to lawn, and a driveway providing off street parking. The garage has a side window, making it an ideal workshop if not used for parking. A path provides access to the side entrance to the kitchen and the private rear garden. The garden is easy to maintain, with a lawn and some established shrubs and trees and a patio and gravelled area. There is space to add a conservatory if desired.



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.

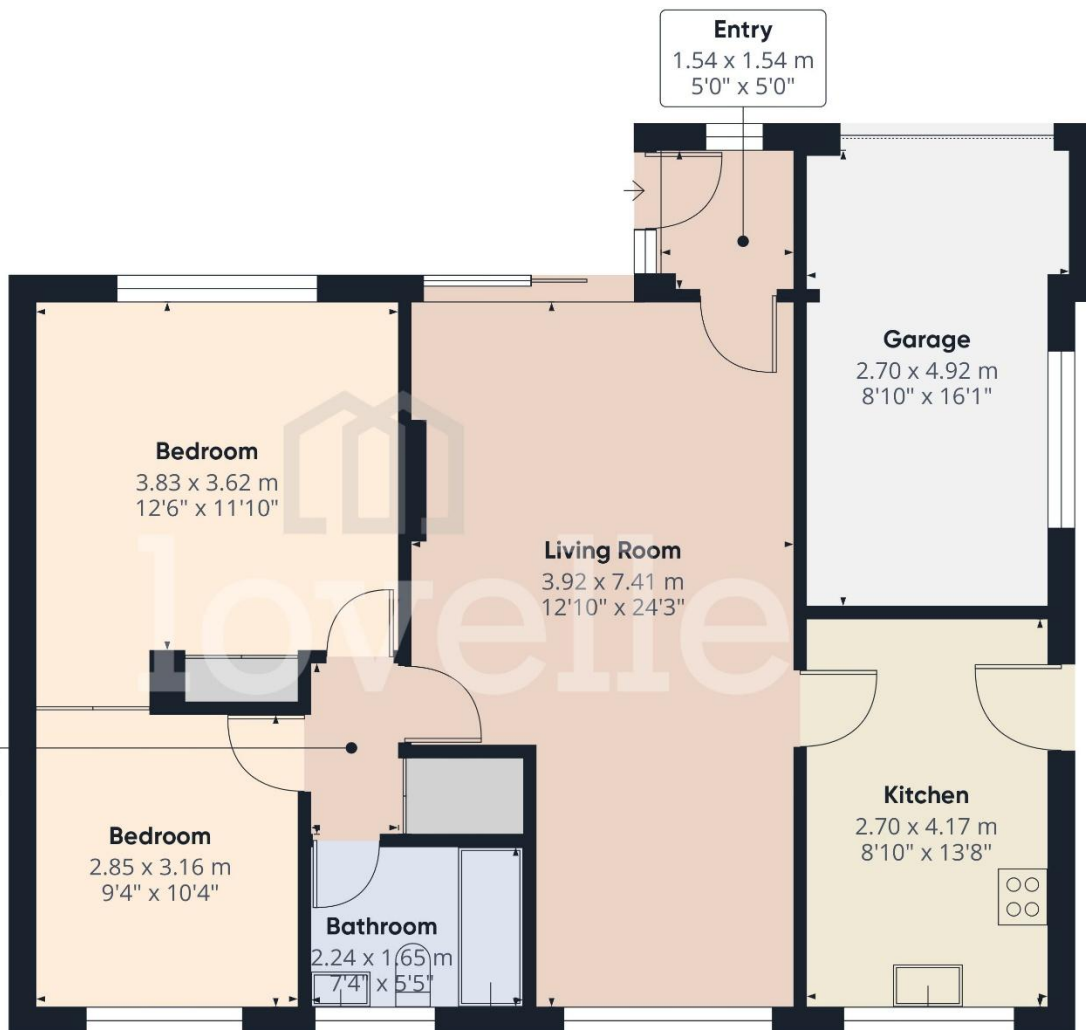
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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



FLOOR PLANS



Approximate total area⁽¹⁾

83.2 m²
896 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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