



Brantingham Close, Cottingham, East Riding of
Yorkshire

Asking Price £350,000




lovelle



KEY FEATURES

- Substantial Plot
- Spacious Detached Bungalow
- South Facing Garden
- 33ft Loft Space
- Three Good Sized Bedrooms
- Four Piece House Bathroom
- Generous Size Lounge Overlooking Garden
- Fitted Dining Kitchen
- Garage & Parking for Several Vehicles
- Versatile Accommodation
- EPC rating C



DESCRIPTION

Situated on a deceptively spacious corner plot enjoying a South facing position, the substantial detached bungalow boasts heaps of potential for a buyer to put their stamp on this versatile property.

Entered via the porch into the spacious entrance hall which has stairs to the loft room and provides access to all accommodation. The lounge is located to the rear of the property enjoying views over the private, mature garden. There are three good sized bedrooms, with the principal bedroom benefitting from a bank of fitted furniture including sliding wardrobes and dresser. The bathroom is fitted with a neutral four piece suite, and the dining kitchen is fitted with a range of wall and base units.

To the first floor is a large loft space, that offers the potential to convert into additional bedrooms and bathroom, subject to the necessary consent.

Externally, the property has an ample sized driveway providing parking for a number of vehicles, a garage with electric roller door and attached workshop. The well manicured mature gardens surround the property and to the rear, enjoy a south facing position.

This property must be viewed to really appreciate the size and potential that is on offer.





PARTICULARS OF SALE

Entrance

2.6m x 4.53m (8'6" x 14'11")

A wooden door with glazed inserts into a porch, with further wooden entrance door leading into the hallway. The entrance hall provides access to all rooms, has stairs to the first floor accommodation and a spacious storage which was previously a WC.

Lounge

6.35m x 3.94m (20'10" x 12'11")

Spacious room with feature fireplace having electric fire. There are uPVC sliding patio doors to the rear elevation, two uPVC windows to the side elevation and two central heating radiators.

Dining Kitchen

3.65m x 4.88m (12'0" x 16'0")

Fitted with a range of wall and base units with complimentary worktop and splashback tiling. Space and plumbing for a washing machine and dishwasher, and space for a floor standing cooker with a fitted extractor. uPVC window to the rear elevation, two central heating radiators, and door to the side elevation leading to the driveway.

Bedroom One

3.63m x 4.26m (11'11" x 14'0")

Fitted bank of furniture including wardrobes and a dressing table, uPVC window to the front elevation and central heating radiator.

Bedroom Two

3.62m x 3.33m (11'11" x 10'11")

uPVC window to the front elevation and central heating radiator.

Bedroom Three

3.62m x 2.43m (11'11" x 8'0")

uPVC window to the side elevation and central heating radiator.

Bathroom

2.54m x 1.96m (8'4" x 6'5")

Fitted with a four piece suite comprising bath, shower cubicle, low flush WC and pedestal wash hand basin. Tiling the walls, uPVC window to the side elevation and two central heating radiator.

Loft Room

10.04m x 4.43m (32'11" x 14'6")

A large loft space with storage to the eaves, two Velux windows, two uPVC windows to the side elevations and two central heating radiators.

Garage

2.72m x 5.19m (8'11" x 17'0")

With electric roller door, internal door leading to the workshop and side personnel access door to the side leading to the garden.

Utility

2.73m x 2.1m (9'0" x 6'11")

With fitted countertops having inset basin, ventilation for a dryer, wall mounted Worcester boiler and window to the rear elevation.



Frontage

The property stands on a fabulous corner plot with ample sized driveway providing parking for several vehicles and leads to the garage. A spacious lawned area with an array of shrubs and mature hedge to the boundary.

Rear Garden

The generously proportioned rear garden enjoys a private Southerly position. At the rear of the property is a great sized patio area with mature borders, and array of mature fruit trees and shrubs, with a sizeable lawned area. There is a Summerhouse and two sheds.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

163.8 m²
1763 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

