



Allanson Drive, Cottingham, East Riding of Yorkshire
Asking Price £250,000





KEY FEATURES

- Bungalow
- Garage
- Garden
- Two bedrooms
- No chain
- Generous living room
- Cul de sac
- Transport links
- Cottingham village
- Total area 79 square metres
- EPC rating C



DESCRIPTION

Lovelle are pleased to present this two bedroom bungalow in this quaint cul de sac, Allanson Drive.

As you approach the bungalow there is a front garden laid to gravel. Enter through the front door into an entrance porch then into the hallway. The hallway provides access to the kitchen, living room, bedrooms, family bathroom and guest WC. The kitchen and living room are situated at the front of the bungalow and both bedrooms are to the rear.

The kitchen features a mix of base and wall units in a neutral cream with contrasting wood effect countertops. The kitchen offers space for storage and meal preparation with ease with addition space suitable for a table with chairs.

The living room is a generous space providing plenty of room to relax, enjoy and entertain. Full length windows allow for natural light to flow into the room, whilst a gas fire and fire surround offer a focal point for the room.

The bedrooms to the rear of the bungalow are both generous with one benefiting from fitted wardrobes and the second featuring sliding doors to the sunroom. The sunroom is low brick walled with French doors leading to the garden, a quiet place to relax and unwind.

The house is served by a family bathroom featuring a three piece suite comprising of hand basin and low flush toilet in a vanity unit and shower cubicle. The bungalow also benefits from a guest WC with hand basin and low flush toilet.

Outside the property is an enclosed patio courtyard garden with borders to the edges with some established planting. The garden also has a brick built garden room perfect for extra storage. To the side of the property is a driveway providing off street parking and access to the brick garage with up and over door.

Do not delay, call Lovelle and book your viewing today!





PARTICULARS OF SALE

Hallway

1.57m x 2.64m (5'2" x 8'8")

Providing access to the living room, kitchen, bedrooms, bathroom and guest WC. Loft hatch providing access to the loft space.

Living Room

6.78m x 3.66m (22'2" x 12'0")

A generous living room with full length windows to the front elevation allowing natural light to flow into the room. A gas fire in a feature fire surround provides a focal point to the room.

Kitchen

3.29m x 3.57m (10'10" x 11'8")

The kitchen features a range of wall and base units in a neutral cream with contrasting wood effect countertops. Integrated appliances include double oven, hob and extractor. A stainless steel sink sits under the window to the front elevation.

Bedroom

4.24m x 3.33m (13'11" x 10'11")

A generous bedroom with window to the rear elevation. This room benefits from fitted wardrobes.

Bedroom

3.26m x 3.92m (10'8" x 12'11")

Featuring sliding patio doors to the rear that lead onto a sunroom.

Sunroom

2.83m x 3.73m (9'4" x 12'2")

A low brick walled conservatory with French doors that lead onto the garden. A light and airy space.

Bathroom

2.08m x 1.7m (6'10" x 5'7")

A tiled bathroom with three piece suite comprising of shower, low flush toilet and hand basin set in a vanity unit.

WC

0.92m x 2.56m (3'0" x 8'5")

A two piece suite comprising of hand basin and low flush toilet.

Garage

5.07m x 2.64m (16'7" x 8'8")

A brick garage with up and over door, power and lighting.

Garden Room

2.3m x 2.15m (7'6" x 7'1")

Accessed from the garden is a brick garden room with base units and countertop. Power.

Loft Space

3.7m x 7.29m (12'1" x 23'11")

Accessed from the loft hatch in the hallway this generous loft space is also housing the boiler.



Outside

To the front of the property a shared driveway leads to the garage. A front garden is laid to decorative gravel.

To the rear is an enclosed rear garden laid to patio slabs with a mix of borders with established planting and shrubs.

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:-

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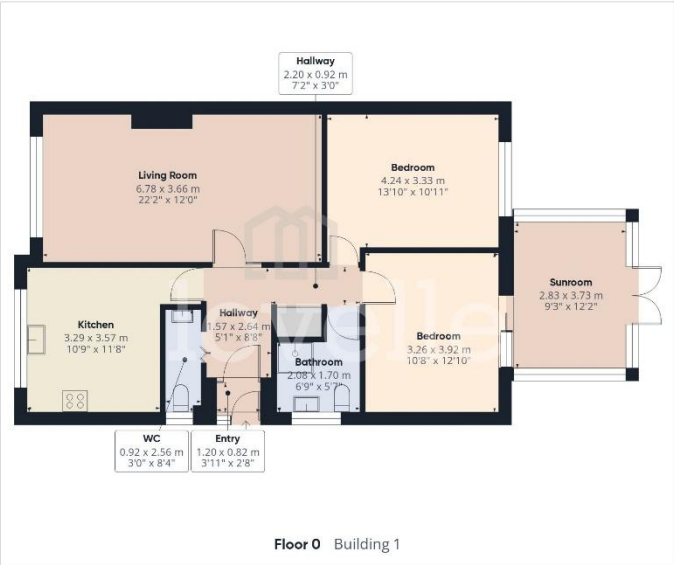
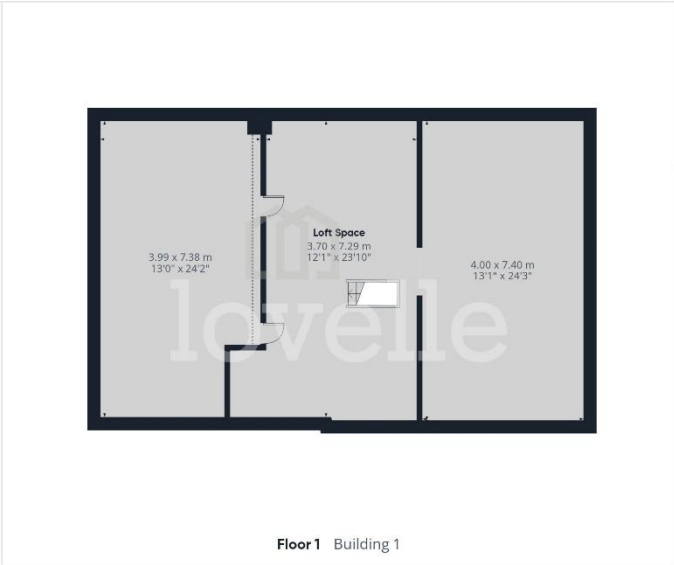
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 Floor 0 Building 1	 Floor 1 Building 1	 Approximate total area⁽¹⁾ 194.8 m² 2098 ft² Reduced headroom 55.3 m² 595 ft²
 Floor 0 Building 2		(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

