



Potterdale Drive, Little Weighton, East Riding of
Yorkshire

Asking Price £260,000





KEY FEATURES

- Bungalow
- Two bedrooms
- Driveway
- Garage
- Enclosed garden
- Village location
- Transport Link
- Wet room
- Tax band C
- Total area 69 square metres
- EPC rating D



DESCRIPTION

Lovelle are pleased to present this semi detached bungalow on Potterdale, Little Weighton.

This bungalow offers new owners the opportunity to move in, unpack and start enjoying straight away. This stylish bungalow comprises of kitchen, living room, two bedrooms and wet room. To the outside is a driveway, garage, front garden and enclosed rear garden.

Step through the private door into a stylish hallway that provides access to living accommodation, bedrooms and wet room. The bedrooms are to the front elevation with both offering generous sleeping accommodation.

To the rear of the property is a well proportioned living room with space for dining too. A log burner provides a focal point to the room with a contemporary mantle over. Windows to the rear offer views over the private rear garden.

The kitchen to features a mix of white base and wall units with contrasting black countertops and white tiling to splashback areas. Integrated appliances include an oven, microwave, hob, extractor, fridge and freezer. A stainless steel sink sits under the window overlooking the garden and a door provides access into the garden.

The bungalow is served by a stylish wet room comprising of shower, low flush toilet and hand basin. The wet room also features a chrome heated towel rail.

Outside the property to the front is a paved front garden and driveway to the side leading to the garage. The garage has an up and over door to the front and personnel door to the side providing access from the enclosed garden. The garage also features power and lighting. To the rear of the property is a low maintenance private enclosed garden that is laid to artificial grass with gravel borders to the edges. A shed provides extra storage space.

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





PARTICULARS OF SALE

Hallway

1.08m x 3.66m (3'6" x 12'0")

A stylish hallway providing access to all rooms. Loft hatch.

Kitchen

2.82m x 3.61m (9'4" x 11'10")

The kitchen to features a mix of white base and wall units with contrasting black countertops and white tiling to splashback areas. Integrated appliances include an oven, microwave, hob, extractor, fridge and freezer. A stainless steel sink sits under the window overlooking the garden and a door provides access into the garden.

Living Room

3.33m x 5.97m (10'11" x 19'7")

A spacious living room providing space for sitting and dining area. A log burner with contemporary mantel over acts as a focal point for the room. A window to the rear elevation offers views into the rear garden.

Bedroom

3.34m x 4.95m (11'0" x 16'2")

A generous bedroom with window to the front elevation and cupboard housing water tank.

Bedroom

2.83m x 3.32m (9'4" x 10'11")

A generous bedroom with window to the front elevation.

Bathroom

1.65m x 2.45m (5'5" x 8'0")

A stylish wet room featuring shower, hand basin and low flush toilet. Heated towel rail.

Garage

2.65m x 4.89m (8'8" x 16'0")

Up and over door to the front and personnel door to the side. Power and lighting. Oil tank.

Outside

Outside the property to the front is a paved front garden and driveway to the side leading to the garage. The garage has an up and over door to the front and personnel door to the side providing access from the enclosed garden. The garage also features power and lighting. To the rear of the property is a low maintenance private enclosed garden that is laid to artificial grass with gravel borders to the edges. A shed provides extra storage space.



TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

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:-

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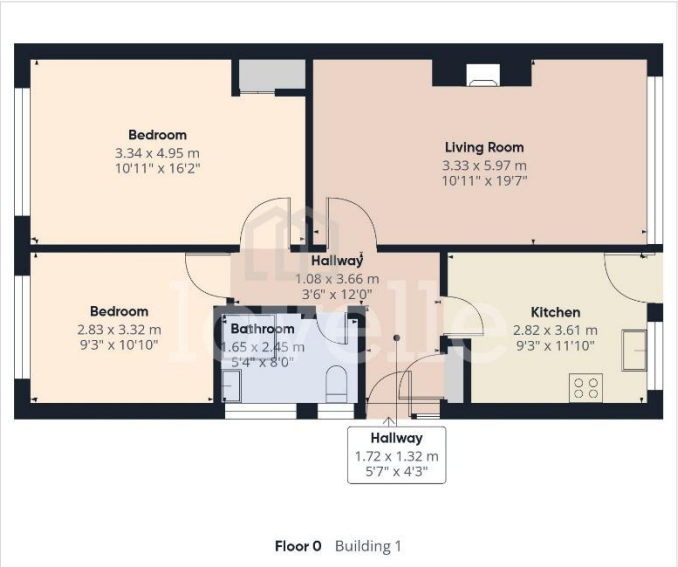
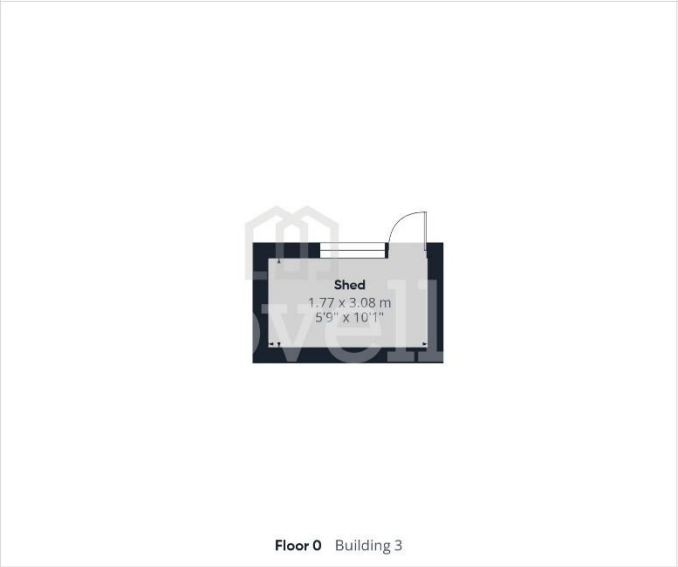
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 Floor 0 Building 1	 Floor 0 Building 2	 Approximate total area⁽¹⁾ 84.7 m² 912 ft²
 Floor 0 Building 3		(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. GIRAFFE360

