

Whitakers

Estate Agents



18 The Dales, Cottingham, HU16 5JN

£380,000

This immaculate three bed detached dormer bungalow has been the subject of vast improvement by the current owners to now provide a fantastic home ready to move straight into and enjoy.

The well-presented accommodation extends to over 1300 square feet of living space which is larger than some four-bedroom properties in the local area, ideal for those seeking to reside in this ever popular location.

The main features include - entrance hall, front lounge, superb open plan white gloss fitted kitchen / diner with complimentary granite work surfaces and bedroom three is also located on the ground floor together with the useful shower room.

The first floor boasts two good sized bedrooms (bed one dual aspect and fitted) (bed two also fitted with walk in dressing room) together with the well-appointed family bathroom suite.

Externally to the front it is mainly laid to lawn with large drive to accommodate multiple cars leading to the double garage with roller shutter door. The rear garden is also enclosed to the boundary, again mainly laid to lawn with well stocked mature borders and patio seating area and a useful shed with lights, power and insulation.

This property really ticks all the boxes in terms of size, location and condition, perfect for the growing family or even large enough for families with older parents that want to live together.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Porch

UPVC double glazed throughout and tiled flooring.

Entrance Hall



UPVC double glazed door with side windows, central heating radiator, storage cupboard, under stairs storage and tiled flooring. Leading to:

Lounge 11'10" x 23'5" (3.63 x 7.14)



Two UPVC double glazed windows, two central heating radiators, fireplace with marbled inset / hearth and decorative wood surround and wood effect laminate flooring.

Bedroom Three / Front Room 11'1" x 10'5" (3.39 x 3.19)



UPVC double glazed window, central heating radiator and carpeted flooring.

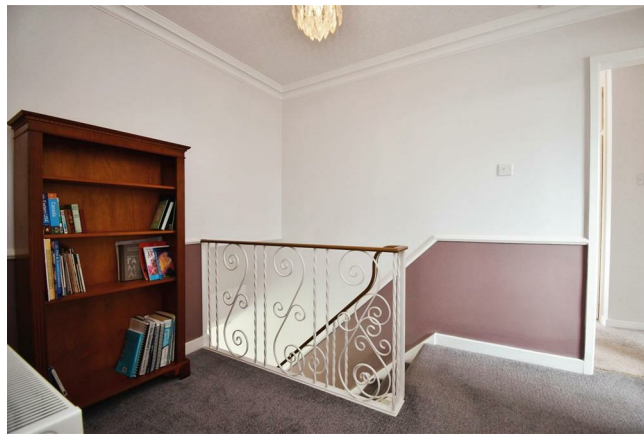
Kitchen / Dining Room 19'3" x 12'4" (5.88 x 3.77)



Composite stable door, UPVC double glazed French doors, UPVC double glazed window, two central heating radiators, tiled flooring and fitted with a range of white gloss floor and eye level units, granite worktops with splashback tiles above, sink with mixer tap and fitted with a range of integrated appliances including double oven, hob with extractor hood above and fridge-freezer.

First Floor

Landing



With access to the loft hatch, central heating radiator, built in storage cupboard and carpeted flooring.

Bedroom One 11'10" x 16'10" (3.63 x 5.15)



Two UPVC double glazed windows, two central heating radiators, fitted wardrobes and carpeted flooring.

Bedroom Two 10'11" x 11'6" (3.34 x 3.53)



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Two Dressing Room 10'11" x 4'10" (3.34 x 1.48)

UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and low flush W.C.

External



Externally to the front it is mainly laid to lawn with large drive to accommodate multiple cars leading to the double garage with roller shutter door. The rear garden is also enclosed to the boundary, again mainly laid to lawn with well stocked mature borders and patio seating area and a useful shed with lights, power and insulation.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Council Tax band - E

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 6 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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Floor Plan

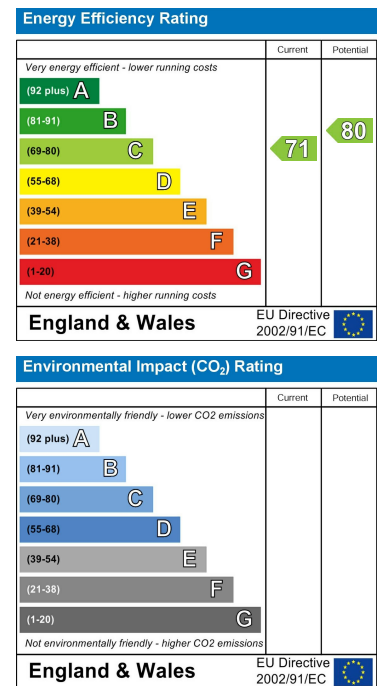


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.