

The Dales, Cottingham HU16 5JN



# Welcome to

# The Dales, Cottingham

Detached Bungalow In Cottingham with - Entrance Hall, Lounge, Fitted Kitchen, 3 Bedrooms, 2 Loft Spaces With Shower Area, Family Shower Room, Gardens, Off Street Parking & Garage - Call now to book your viewing!













# **Entrance Hall**

With double glazed door to the side, 2 storage cupboards, radiator, coving to the ceiling, double glazed window to the front and stairs to the First Floor.

#### Lounge

15' 8" max x 23' 1" max ( 4.78m max x 7.04m max ) With double glazed window to the side, 2 radiators, wall light points, gas fire with wooden surround, telephone point, television point and coving to the ceiling.

#### Bedroom 2

11' 8" x 10' 7" (  $3.56m\ x\ 3.23m$  ) With double glazed window to the front, decorative ceiling rose, radiator and coving to the ceiling.

#### Bedroom 3

9' 9" x 8' 9" ( 2.97m x 2.67m ) With double glazed window to the side, radiator, telephone point, television point and coving to the ceiling.

### Kitchen

10' 6" max x 11' 2" ( 3.20m max x 3.40m ) Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, double electric oven, electric hob, cooker-hood, integrated fridge freezer, integrated dishwasher, television point, spot light points, feature radiator, coving to the ceiling, double glazed window to the rear and double glazed door to the rear.

#### Bedroom 1

11' 9" x 13' 8" (  $3.58m \times 4.17m$  ) With double glazed window to the front, double glazed windows to the side, radiator, decorative ceiling rose, coving to the ceiling and fitted wardrobes.

#### Wet Room

Wet Room with shower, low level wc, wash hand basin, double glazed window to the side, fitted cupboard, spot light points, chrome effect towel style radiator and shaver point.

# Landing

With eaves storage.

# Loft Space 1

16' x 11' 3" ( $4.88m \times 3.43m$ ) With double glazed window to the rear, radiator, spot light points and eaves storage.

## Loft Space 2

11' x 14' 3" max ( 3.35m x 4.34m max ) With skylight window, radiator and spot light points.

## Loft Space Shower Area

With shower cubicle, wash hand basin, low level wc, skylight window, spot light points and chrome effect towel style radiator.

## Outside

#### **Front Garden**

With wall, lawned area and block paved driveway providing off street parking.

### Rear Garden

With paved patio area, lawned area, hedging, side access gate and gravelled area.

# Garage

15' 6" x 12' 2" ( 4.72m x 3.71m )

With power and light, double glazed door to the side, double glazed window to the rear, central heating boiler, storage area and electronic roller door.





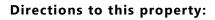
# Welcome to

# The Dales, Cottingham

- 3 Bedroom Detached Bungalow In Cottingham
- Spacious Corner Plot
- Excellent Residential Location
- Off Street Parking & Garage
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Tenure: Freehold EPC Rating: D

# £325,000



See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.





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Please note the marker reflects the postcode not the actual property



Property Ref: WBY109060 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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