



**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 x 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 x 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.



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## Welcome to

### The Dales, Cottingham

- 3 Bedroom Detached Bungalow In Cottingham
- Spacious Corner Plot
- Excellent Residential Location
- Off Street Parking & Garage
- 

Tenure: Freehold EPC Rating: D

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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