



**Bondyke Close, Cottingham HU16 5ND**

**Welcome to**

**Bondyke Close, Cottingham**

GUIDE PRICE £260,000 - £270,000

Lovely Bungalow In Cottingham with - Entrance Hall, Lounge, Fitted Kitchen, Utility Room, Conservatory, 3 Bedrooms, Wet Room & Family Bathroom, Gardens, Off Street Parking & Garage - Call now and book your viewing!



## Entrance Hall

With door to the side and stairs to the First Floor.

## Lounge

11' 4" max x 15' 3" into bay ( 3.45m max x 4.65m into bay )  
With double glazed bay window to the front, gas fire with stone effect surround, radiator, television point, 2 double glazed windows to the side and coving to the ceiling.

## Kitchen

11' 4" x 10' 4" ( 3.45m x 3.15m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, electric hob and electric oven, cooker-hood, integrated fridge and freezer, plumbing for a dishwasher, spot light points, double glazed window to the side and arch to the Lobby.

## Lobby

6' 3" x 6' 3" ( 1.91m x 1.91m )  
With radiator.

## Utility Room

6' 2" x 6' 6" ( 1.88m x 1.98m )  
With wall units, double glazed door to the side, space for a tumble dryer, space for a fridge freezer and plumbing for an automatic washing machine.

## Conservatory

11' 1" x 13' 6" ( 3.38m x 4.11m )  
With glass roof, double glazed windows to the side and rear and double glazed french style doors to the rear.

## Bedroom 2

13' 9" x 8' 9" to front of wardrobes ( 4.19m x 2.67m to front of wardrobes )  
With double glazed window to the rear, fitted wardrobes, radiator and coving to the ceiling.

## Bedroom 3

12' 9" x 10' 9" ( 3.89m x 3.28m )  
With double glazed window to the front, radiator and coving to the ceiling.

## Wet Room

With plumbed shower, low level wc, wash hand basin, extractor fan and radiator.

## First Floor

### Bedroom 1

13' 9" x 10' 6" ( 4.19m x 3.20m )  
With double glazed skylight window to the side, eaves storage and radiator.

### Bathroom

Bathroom with double glazed skylight window to the side, low level wc, bath, wash hand basin, radiator, storage cupboards and spot light points.

## Outside

### Front Garden

With lawned area, borders housing plants and shrubs, path and concrete driveway providing off street parking.

### Rear Garden

With block paved patio area with walled surround, lawned area, hedges and borders housing shrubs and plants.

### Garage

17' 9" x 9' ( 5.41m x 2.74m )  
Garage with double glazed window to the side and up and over door.

### Agents Note

Please note - currently car access to the garage is prevented by an existing doorstep to the side door.



**view this property online** [williamhbrown.co.uk/Property/WBY109777](http://williamhbrown.co.uk/Property/WBY109777)



## Welcome to

## Bondyke Close, Cottingham

- GUIDE PRICE £260,000 - £270,000
- Three Bedroom Bungalow In Cottingham
- Well Presented Throughout!
- Off Street Parking & Garage
- Utility Room & Conservatory

Tenure: Freehold EPC Rating: E

guide price

**£260,000 - £270,000**

## Directions to this property:

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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY109777](https://www.williamhbrown.co.uk/Property/WBY109777)



Property Ref:  
WBY109777 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 653111**



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



**williamhbrown.co.uk**