









Welcome to

New Village Road, Cottingham

GUIDE PRICE £280,000 - £290,000

Wonderful Bungalow In Cottingham with - Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 3 Bedrooms, Shower Room, Gardens, Off Street Parking & Garage! Book your viewing now!













Entrance Hall

With double glazed door to the side, storage cupboard, radiator, coving to the ceiling and loft access.

Lounge

12' 6" x 19' 8" into access (3.81m x 5.99m into access) With electric fire with wooden surround, radiator, telephone point, television point, coving to the ceiling and double glazed french style doors leading to the Conservatory.

Kitchen

10' x 12' 5" (3.05m x 3.78m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric hob, double electric oven, cooker-hood, plumbing for an automatic washing machine, plumbing for a dishwasher, radiator, coving the ceiling, double glazed window to the rear and double glazed door to the side.

Conservatory

9' 2" x 14' 6" (2.79m x 4.42m)

With double glazed windows to the side and rear, radiator, wall light points, skylight windows and double glazed patio style doors leading to the Rear Garden.

Bedroom 1

11' 8" x 12' 1" into bow window (3.56m x 3.68m into bow window)

With double glazed bow window to the front, radiator and coving to the ceiling.

Bedroom 2

12' 4" x 10' 3" max (3.76m x 3.12m max) With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

6' 8" x 10' 3" max (2.03m x 3.12m max) With double glazed window to the side, radiator and storage cupboard.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, chrome effect towel radiator, coving to the ceiling and double glazed window to the side.

Outside

Front Garden

With wall, wrought iron gates, shrubs, block paved area and timber fencing.

Rear Garden

With paved patio area, lawned area, gravelled area, timber fencing and shed.

Garage

16' 1" x 8' 4" (4.90m x 2.54m)

With light and power and electronic up and over door.





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New Village Road, Cottingham

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- Lovely Bungalow In Cottingham
- 3 Bedrooms
- Conservatory
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

quide price

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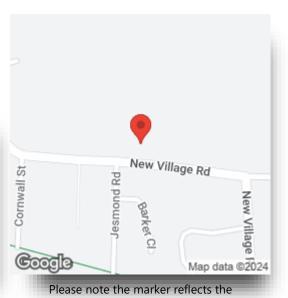
Directions to this property:

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









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110190



Property Ref: WBY110190 - 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 quidance 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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