



Eppleworth Road, Cottingham HU16 5YF

Welcome to

Eppleworth Road, Cottingham

GUIDE PRICE £260,000 - £270,000

Detached True Bungalow In Cottingham with - Entrance Hall, Lounge, Sun Room, Kitchen, 3 Bedrooms, Wet Room, Gardens, 2 Outbuildings, Garage & Off Street Parking! Book your viewing now!



Entrance Hall

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

Lounge

13' 1" x 22' 3" (3.99m x 6.78m)

With double glazed window to the side, television point, electric fire with marble effect surround, 2 radiators, wall light points, coving to the ceiling and double glazed patio style doors to the Rear Garden.

Sun Room

18' 1" x 7' 7" (5.51m x 2.31m)

With double glazed windows to the side and rear and double glazed door leading to the Rear Garden.

Kitchen

7' 6" x 14' 1" (2.29m x 4.29m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, plumbing for an automatic washing machine, central heating boiler, coving to the ceiling and double glazed window to the side.

Bedroom 1

8' 6" to rear of wardrobes x 14' to rear of wardrobes (2.59m to rear of wardrobes x 4.27m to rear of wardrobes)
With double glazed window to the front, radiator, wall light points, coving to the ceiling and fitted wardrobes.

Bedroom 2

14' x 8' 4" (4.27m x 2.54m)

With double glazed windows to the front and side, radiator and coving to the ceiling.

Bedroom 3

8' 5" x 6' 2" to front of wardrobes (2.57m x 1.88m to front of wardrobes)

With double glazed window to the side, radiator, coving to the ceiling and fitted wardrobes.

Wet Room

Wet Room with electric shower, low level wc, wash hand basin, radiator, towel style radiator and double glazed window to the side.

Outside

Front Garden

With block paved area, hedging and private side driveway providing off street parking.

Rear Garden

With paved patio area, gravelled area, fencing and electric gate (not currently working).

Outbuilding

6' 4" x 11' 3" (1.93m x 3.43m)

With power and window to the front.

Outbuilding

13' 5" x 11' 6" (4.09m x 3.51m)

Garage

8' 5" x 15' 4" (2.57m x 4.67m)

With power and up and over door.



view this property online williamhbrown.co.uk/Property/WBY110451



Welcome to

Eppleworth Road, Cottingham

- GUIDE PRICE £260,000 - £270,000
- True Bungalow In Cottingham
- 3 Bedrooms & 2 Reception Rooms
- 2 Outbuildings
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: D

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.

guide price

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY110451](https://www.williamhbrown.co.uk/Property/WBY110451)



Property Ref:
WBY110451 - 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](https://www.williamhbrown.co.uk)