



**Eppleworth Road, Cottingham HU16 5YF**



***Welcome to***

**Eppleworth Road, Cottingham**

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](http://williamhbrown.co.uk/Property/WBY110451)



**Welcome to**

## **Eppleworth Road, Cottingham**

- True Bungalow In Cottingham
- 3 Bedrooms & 2 Reception Rooms
- 2 Outbuildings
- Garage & Off Street Parking
- 

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

offers over  
**£250,000**

### **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

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Property Ref:  
WBY110451 - 0007

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