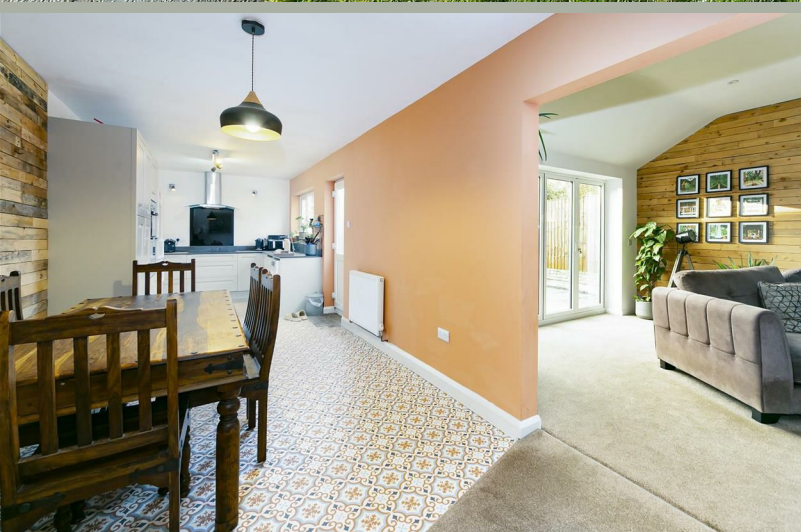


Midway, Green Lane,  
East Cottingwith, YO42 4TT  
£485,000





## ABOUT THE PROPERTY

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Situated in the quiet and picturesque village of East Cottingwith, this recently renovated and extended bungalow offers an impressive FIVE bedrooms, this home provides both comfort and space for family living.

The open plan kitchen and dining room seamlessly connected to a fabulous sized lounge. The lounge features stunning bi-folding doors that open onto the west facing rear garden, flooding the space with natural light and provides a perfect indoor-outdoor living experience.

The bungalow boasts FIVE versatile bedrooms, offering flexibility to suit a variety of needs, whether as bedrooms, a home office or additional living spaces.

The westerly-facing rear garden is true highlight, featuring an outdoor kitchen space, a gravel seating area and a charming timber pergola. Perfect for entertaining or relaxing this thoughtfully designed space makes the most of sunny afternoons and tranquil evenings.

A viewing is highly recommended to fully appreciate the space and versatility this bungalow has to offer.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.









Tenure: Freehold  
East Riding of Yorkshire  
Band: D

#### ENTRANCE HALL

3.52m x 1.29m (11'6" x 4'2" )

Entered via composite front entrance door. recess lighting and radiator.

#### BEDROOM TWO

4.54m x 3.31m (14'10" x 10'10" )

Double glazed window to the front elevation, recess lighting and radiator.

Sliding doors opening to;

#### EN-SUITE SHOWER ROOM

2.84m x 2.00m (9'3" x 6'6" )

Fitted suite comprising walk in shower, hand basin, low flush WC, chrome ladder style radiator, extractor fan, tiled flooring, recess lighting and opaque double glazed window to the front elevation.

#### KITCHEN/DINING ROOM

9.03m x 3.05m narrowing to 2.65m (29'7" x 10'0" narrowing to 8'8" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating composite sink unit with mixer tap, AEG hob, integrated Neff oven, space for fridge/freezer, dishwasher and washing machine. Two wall light points, wood panelling, two radiators, rear door and double glazed window to the rear elevation.

#### REAR LOUNGE

7.30m x 4.05m (23'11" x 13'3" )

Wood panelling to one wall, recess lighting, double glazed window to the side elevation and folding patio doors to the side elevation.

#### INNER HALLWAY

4.93m x 3.12m max (16'2" x 10'2" max )

Storage cupboard, radiator and access to the loft.

#### BEDROOM ONE

4.61m x 3.92m (15'1" x 12'10" )

Double glazed window to the front elevation, wood panelling to one wall and coving to ceiling.

#### BEDROOM THREE

3.54m x 2.73m (11'7" x 8'11" )

Double glazed window to the front elevation and radiator.

#### BEDROOM FOUR

3.90m x 2.95m (12'9" x 9'8" )

Double glazed window to the rear elevation and radiator.

#### BEDROOM 5/STUDY

2.72m x 2.68m (8'11" x 8'9" )

Double glazed window to the front elevation, coving to ceiling and radiator.

#### BATHROOM

2.70m x 2.09m (8'10" x 6'10" )

Fitted suite comprising bath with mixer tap, shower cubicle, low flush WC, hand basin, radiator, part tiled walls, extractor and opaque double glazed window to the rear elevation.

#### OUTSIDE

Fully enclosed private garden to the rear, having paved Indian stone seating area, outdoor kitchen space and oil tank. Gravelled driveway to the front with outside tap, lawned garden to the front and side. gravel seating area with timber pergola.

#### ADDITIONAL INFORMATION

##### APPLIANCES

None of the above appliances have been tested by the Agent.

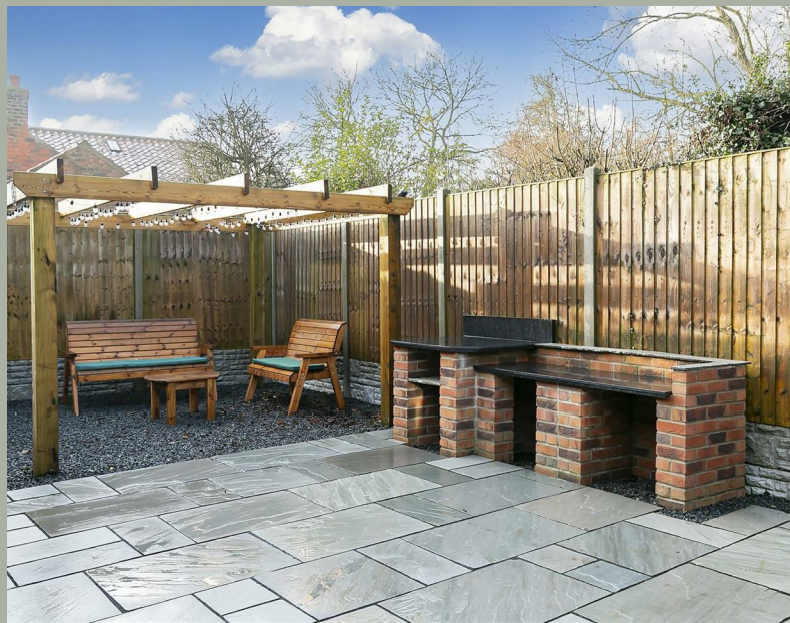
##### SERVICES

Mains water, oil, electricity and drainage. Telephone connection subject to renewal with British Telecom.

##### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.







## Ground Floor



### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

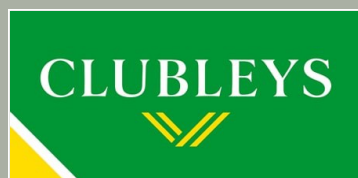
### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC