



38 Hornbeam Drive, Cottingham, East Yorkshire, HU16 4RU

- Two Bedroom Detached Bungalow
- Backing Onto The Railway Line
- Lounge
- Garden Room
- Garage and Greenhouse
- Generous Rear Garden Plot
- Majority Double Glazed
- Kitchen with Dining Area
- Two Bedrooms and Bathroom
- No Forward Chain

Offers Over £300,000



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A well proportioned two bedroom detached bungalow, located in the popular village of Cottingham. The property backs onto the railway line at the rear. A particular feature is the generous size rear garden area along with a garage and greenhouse. The accommodation comprises:- Entrance hall, lounge, kitchen, dining area, garden room, two bedrooms and bathroom. Offered for sale with No Forward Chain, the property requires updating and improvement. Early viewing recommended.

Location

The popular village of Cottingham which lies approximately 5 miles to the north west of the centre of Hull. Good road connections are available as the Humber Bridge northern approach road runs to the west of the village linking the historic town of Beverley with the Humber Bridge and the regions' motorway network.

Entrance

Main front entrance door provides access into the property.

Entrance Hall

Providing access to all rooms off, radiator with shelf over, store cupboard and ladder access to roof space with boarding and light.

Lounge

12'10" x 18'10" (3.926m x 5.764m)

A double aspect rooms with windows to the front and side elevation and two radiators.

Kitchen

12'10" x 8'10" (3.922m x 2.717m)

Containing a range of base and wall units, work surfaces with single drainer sink unit. Part tiled walls, window to the side elevation and gas fired central heating boiler (not tested).

Dining Area

11'6" x 10'5" (3.509m x 3.176m)

Window to the side elevation, radiator and providing access into:

Garden Room

14'9" x 7'9" (4.504m x 2.382m)

Overlooking the rear garden with single glazed windows and door.

Side Entrance Lobby

Side entrance door and small utility area off.

Bedroom One

11'11" x 13'9" (3.644m x 4.194m)

A double aspect room with windows to the front and side elevations, radiator and wardrobes with top cupboards over and dressing table.

Bedroom Two

12'0" x 9'10" (3.660m x 3.015m)

Window to the rear elevation and radiator.

Bathroom

7'1" x 6'2" (2.179m x 1.887m)

Suite of bath with electric shower unit over, wash hand basin and WC. Window to the rear elevation, tiling to the walls and electric heater.

Outside

The property occupies a pleasant garden plot and has an open plan lawned area to the front. A driveway property provides off road parking and access to the garage. The generous size rear garden is laid mainly to lawn and backs onto the railway line at the rear.

Garage

8'11" x 33'10" (2.737m x 10.329m)

With up and over door, side windows, tap, light, power and side access door.



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Lean To Greenhouse

9'5" x 29'8" (2.875m x 9.057m)

Energy Performance Certificate

The current energy rating on the property is E (51).

Outgoings

From Internet enquiries with the valuation Office website the property has been placed in Band E for Council Tax purposes, Local Authority Reference Number COH193038000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Services

The mains services of water, gas and electric are connected.

Tenure

We believe from an internet search the tenure of this property is currently unregistered.

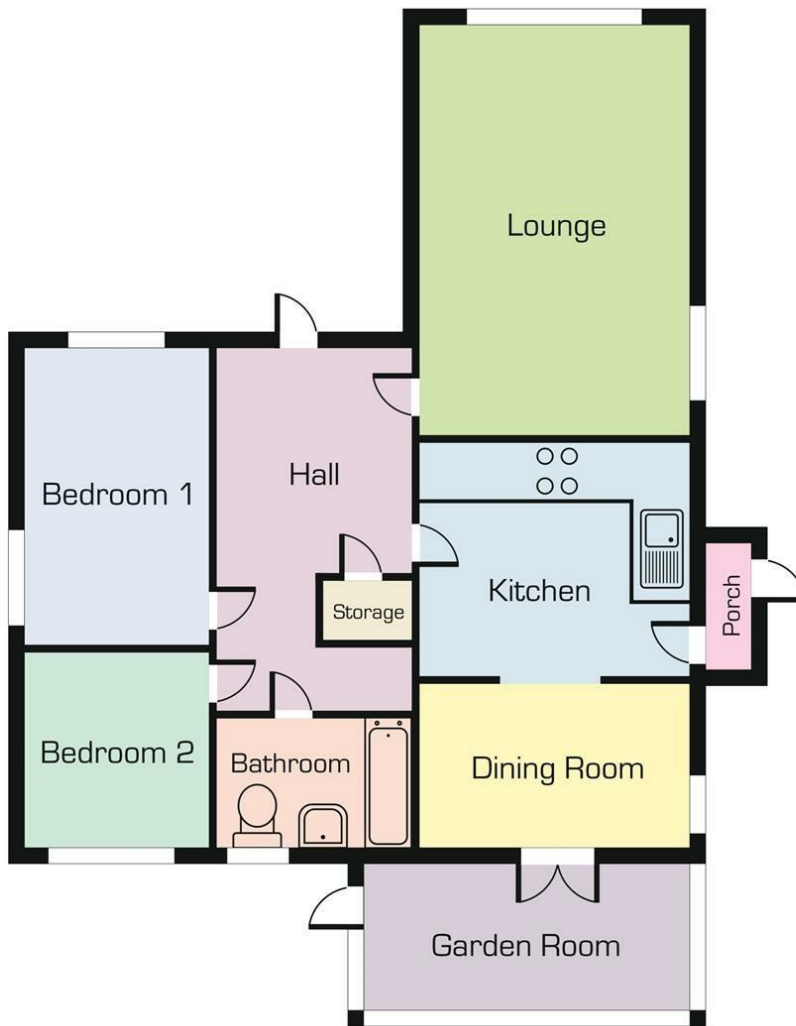
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		51	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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