



Brooklands Park, Cottingham, East Riding of
Yorkshire

O.I.R.O £245,000

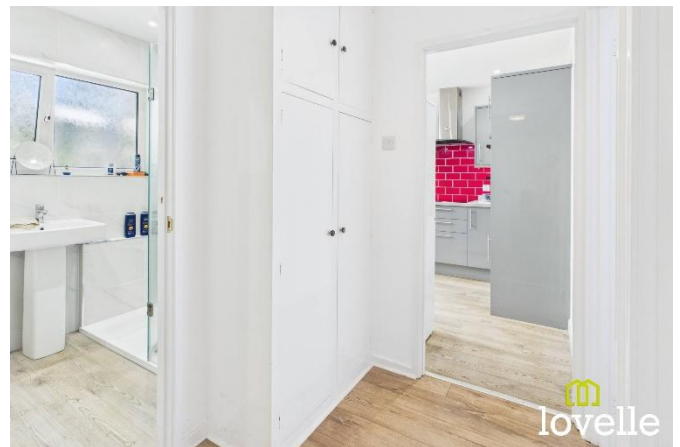



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KEY FEATURES

- Semi Detached Bungalow
- Two Double Bedrooms
- Quiet Cul-de-sac Location
- Newly Renovated Throughout
- Garage & Driveway
- Large Private Garden
- Sunroom
- Major Upgrade Works Undertaken
- Walk-in Shower
- Close Community Location
- EPC rating D



DESCRIPTION

Boasting a recent and full renovation with an extensive works list including but not limited to; a full electrical re-wire, full new central heating & hot water system installation, newly fitted kitchen with appliances, newly installed bathroom with a walk-in shower, a new flat roof to the garage & extensive remedial works to the pitched roof, new loft insulation, a full re-decoration and new flooring throughout and many more other significant upgrades.

Featuring a large driveway, integral garage, two double bedrooms, a spacious sitting room, kitchen with sunroom adjacent, an accessible bathroom and generous storage.

To the front of the property is a glazed storm porch which leads into an entrance lobby, from there you are greeted by a spacious sitting room with a full width and full height picture window, flooding the room with natural daylight and offers views across the large front lawn. New wood-effect laminate flooring and a recent redecoration make this a bright and airy reception room. There is a chimney breast which could be opened for the installation of a gas fire or log burner and there is a large, new central heating radiator.

Onto the central hallway, this room provides access to both bedrooms, the kitchen, main bathroom and the loft. The wood effect laminate flooring has been recently installed, the decor is fresh and bright and this room benefits from a double, full height laundry cupboard.

The kitchen is to the rear of the property with an adjoining sunroom, having been recently and fully replaced it offers a full range of stylish base and wall units with elegant worksurface atop and striking, chamfered brick, splash back tiling. Appliances includes double, fan-assisted electric ovens installed at high-level, a four-ring induction hob with extraction over, there is under-cupboard and spot down lighting, a stainless steel sink with drainer & a mixer tap over and space has been provided for a dishwasher and washing machine.

A sun room is to the rear of the property and accessed directly from the kitchen, there is a Belfast sink and large drainer sat atop a conveniently-placed storage cupboard. The room is laid to vinyl flooring, vertical blinds have been fitted to all windows and there is power & lighting, making this a great place to sit and enjoy views across the private rear garden and patio in all seasons.

Back to the central hallway and then into the two double bedrooms, both located to the rear of the property with views across the garden. Bedroom No. 1 offers fitted wardrobes, wood effect laminate flooring and has been recently redecorated. Bedroom No. 2 is a further double bedroom and also benefits from fresh decor and wood-effect laminate flooring. Both bedrooms have been recently fitted with both vertical blinds and curtains on stylish satin chrome curtain poles.

The property is served by a recently fitted family bathroom, comprising of a close-coupled W.C, a large pedestal wash basin with mixer tap over and a large walk-in shower with a full-height glass screen and dual-head thermostatic shower. The room is fully and stylishly tiled with the shower areas finished in stone-effect, waterproof wall boarding. There is an obscure window to the rear elevation filing the room with natural daylight, a Chrome towel radiator, spot downlights and extraction. The bathroom suite is in bright Arctic White, with Chrome fittings.



A newly installed, Ideal Logic, gas combination boiler is located in the loft area which is accessed by a telescopic ladder attached to the hatch. Boarding has been fitted to provide access for service and there is lighting in the loft.

Externally to the rear of the property are generous private gardens offering space for the whole family to relax, enjoy and entertain. The gardens are mainly laid to lawn with established trees providing shaded areas. There is a paved patio adjacent to the house and new fencing posts and panels have been recently installed around the perimeter of the garden. The land wraps around the side of the property and leads you to the front of the property and through a decorative wrought Iron gate.

To the front of the property is a driveway leading to an integral garage, providing off-road parking for multiple vehicles. The spacious front garden is mainly laid to lawn with borders available for planting. This space offers the new owners a great opportunity to creatively landscape and frame the property behind.



PARTICULARS OF SALE

Entrance Lobby

1.74m x 0.99m (5'8" x 3'2")

A convenient storm porch located to the front of the property, with a tiled floor and double glazed units to the external walls.

Sitting Room

3.81m x 4.85m (12'6" x 15'11")

A generously sized reception room with a full-height picture window to the front elevation. The room is laid to laminate flooring, the décor is modern, there is a chimney breast which could be opened up and there is a central heating radiator. There is a small lobby area located directly from the entrance porch.

Central Hallway

1.95m x 1.52m (6'5" x 5'0")

Providing access to the Sitting Room, Kitchen, both Bedrooms and the Bathroom. The room is laid to laminate flooring, there is a ceiling hatch for loft access and a full-height airing cupboard for additional storage.

Kitchen

2.75m x 3.3m (9'0" x 10'10")

Offering a range of recently fitted, high-gloss, Dove Grey wall and base units with stone-effect work surfaces and contrasting splash-back tiling. Space is provided for a dishwasher & washing machine, integrated appliances include a double, high-level and fan-assisted oven, a four-ring Induction hob with extraction over, there is a fixed dining area and under cupboard lighting.

Sunroom

2.75m x 1.76m (9'0" x 5'10")

Offering views over the garden this sunroom provides an extra space to sit and relax. A door opens onto the garden and the patio beyond, there is a Belfast sink set within a base unit and large draining board. The room is laid to vinyl flooring, there is power and lighting and vertical blinds to all windows.

Bedroom No. 1

3.79m x 3.25m (12'5" x 10'8")

A generous double bedroom with a window to the side elevation. Featuring fitted wardrobes, new flooring, décor, window dressings and a central heating radiator.

Bedroom No. 2

2.76m x 3.28m (9'1" x 10'10")

A further double bedroom with a window to the rear elevation and views across the private garden. Fitted with new flooring, fresh décor, window dressings and a central heating radiator.

Bathroom

1.96m x 1.67m (6'5" x 5'6")

Recently updated and featuring a three piece suite comprising of a walk-in shower cubicle, a large pedestal wash basin and a close-coupled W.C. The stylish and modern suite is complimented by a Chrome towel radiator and marble-effect tiling.

Garage

2.71m x 4.69m (8'11" x 15'5")

A spacious integral garage with power, lighting and a window to the side elevation. Access is via an up-an-over steel vehicle door.



Outside

To the front of the property is a driveway leading to the integral garage, providing off Road parking for multiple vehicles and there is a substantial lawned area with borders for planting. Through a decorative wrought Iron gate to the side of the Garage is a path leading to the large, private rear garden.

To the rear of the property are generous private gardens, mainly laid to lawn and with established trees providing shaded areas.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

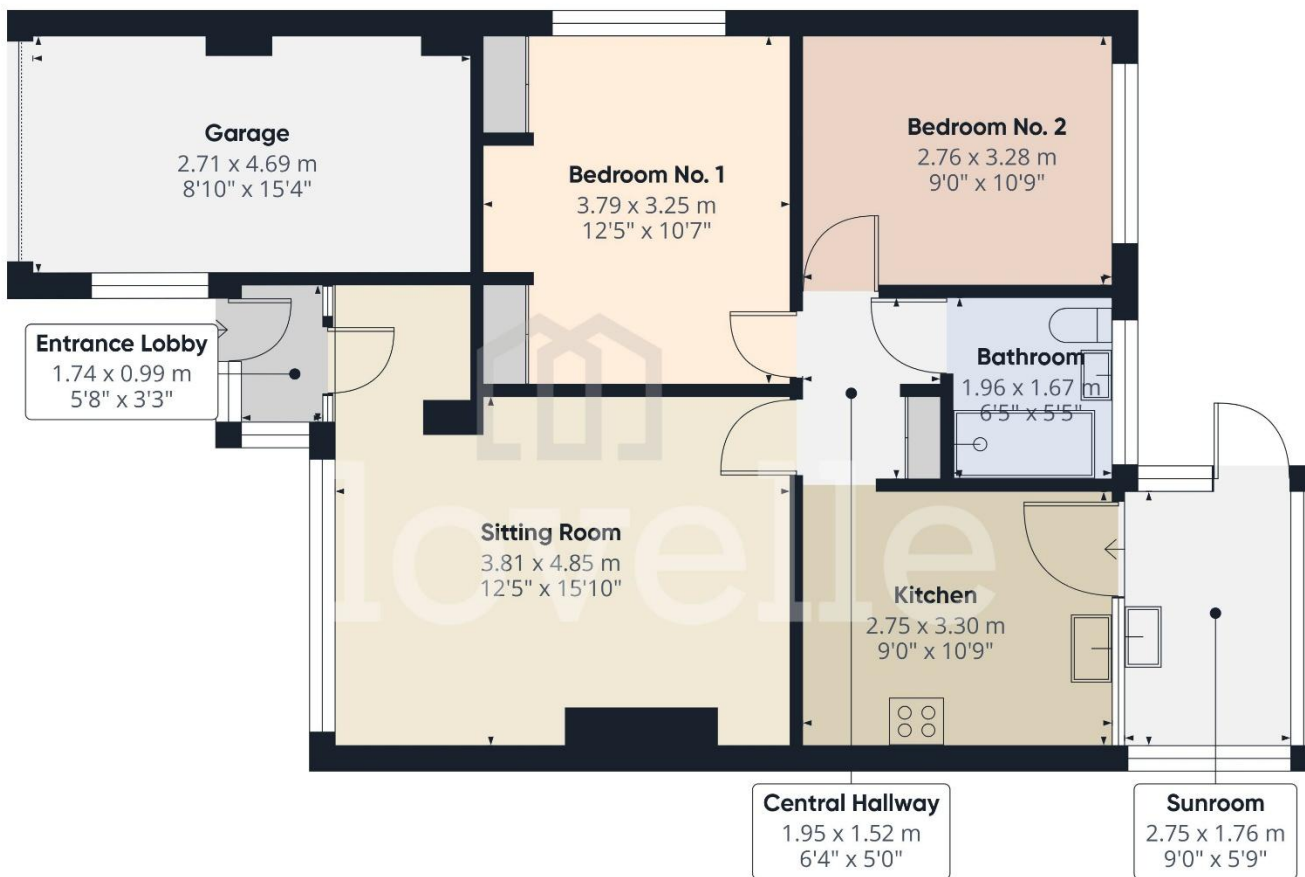
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

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Approximate total area⁽¹⁾

76.6 m²
825 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

