



New Village Road, Cottingham, HU16 4NL

TO LET - £260,000

Haller Evans

Chartered Surveyors

A two bedroom semi detached bungalow which requires a scheme of repair and renewal is found within this established and popular residential area. The accommodation which benefits from gas central heating briefly comprises Hallway, Sitting Room, Kitchen, Dining Room, Two Bedrooms and Bathroom. The property occupies a corner plot and benefits from an attached garage.

New Village Road is situated in the North-West periphery of Hull and is conveniently located for amenities and facilities including shops, restaurants and a train station.

Hallway	With part glazed timber door, plate rack and access to the loft.
Sitting Room	6m into bay x 3.80m (max). With walk in bay window to front aspect, plate rack, feature fireplace with inset gas fire. There are two windows to the side elevation.
Kitchen	5.9m x 3.31m (max). Fitted with a range of wall cupboards and base units with contrasting worktops incorporating a drainer sink unit with mixer tap over. Built in oven, four ring gas hob and space for a washing machine. Upvc sliding door leads to rear garden. A door leads into...
Dining Room	3.33m x 3.21m. With window to side elevation
Bedroom 1	3.70m x 3.57m max. With window to front aspect and a range of built in wardrobes.
Bedroom 2	4.18m into bay x 3.40m. With walk in bay window to rear. Coving to ceiling.
Bathroom	With suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and low flush wc. Part tiled walls.
Outside	The property which stands behind a low level wall occupies a corner plot. A gravel driveway to the side of the property provides access to the attached garage with up and over door and personel door. The remainder of the garden is laid partly to lawn with shrubs, mature trees and paved patio area.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	TBC NB: This can be reviewed by the Local Authority.
EPC Rating:	'D'

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

Viewing

For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Sitting Room



Kitchen



Kitchen



Dining Room



Bedroom 1

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ADDITIONAL PHOTOS & PLANS



Bedroom 2



Bathroom



Rear Garden



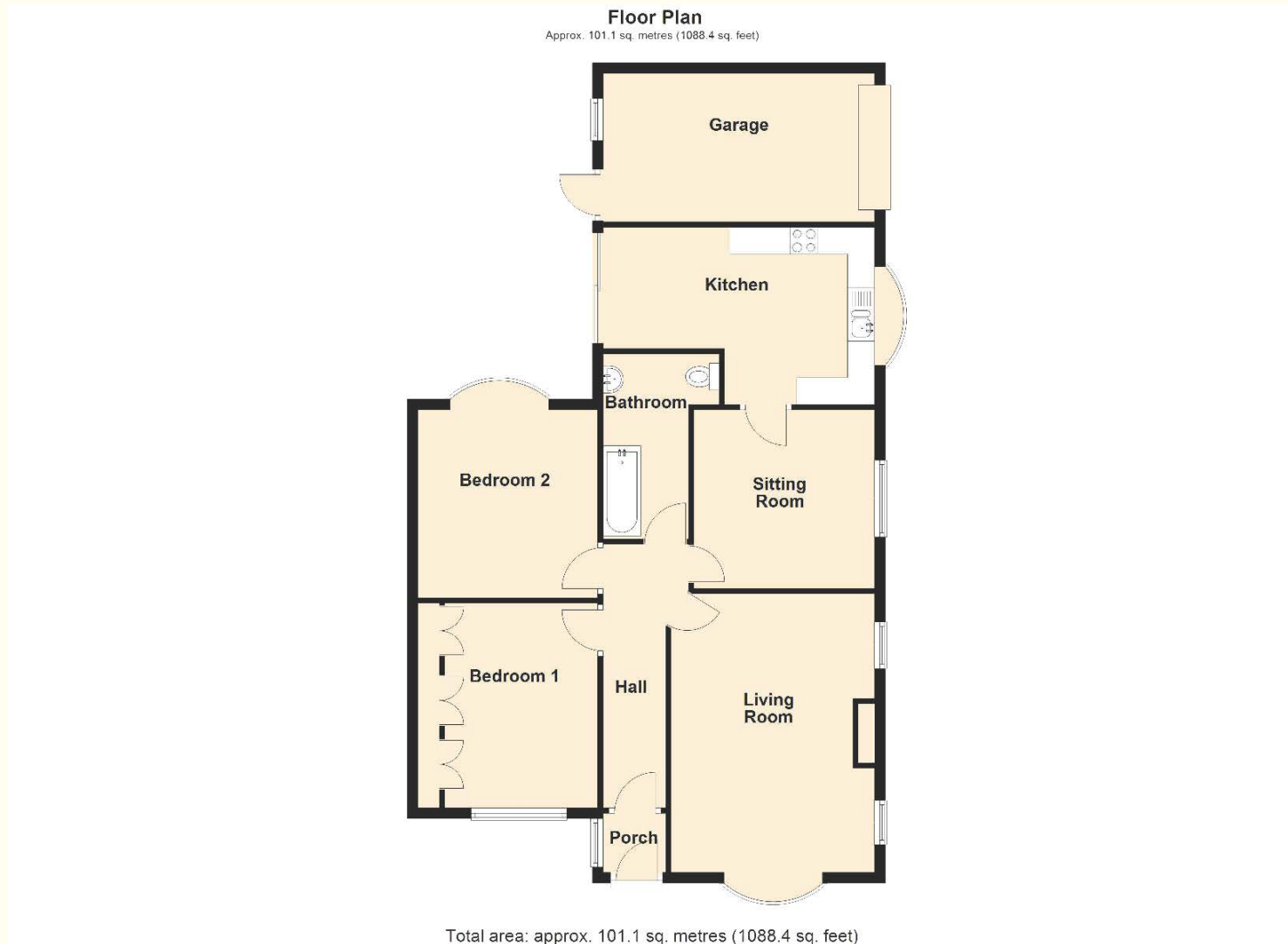
Rear Garden

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