



lovelle



The Wolds, Cottingham  
Asking Price £230,000

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#### KEY FEATURES

- Superb Semi-Detached Bungalow
- Popular Residential Location
- Splendid Shaker Style Kitchen
- Lounge With Bifold Doors
- Spacious Conservatory
- Two Double Bedrooms & Study
- Contemporary Fitted Shower Room
- Driveway, Shed & Summerhouse
- Council Tax C
- EPC rating TBC



## DESCRIPTION

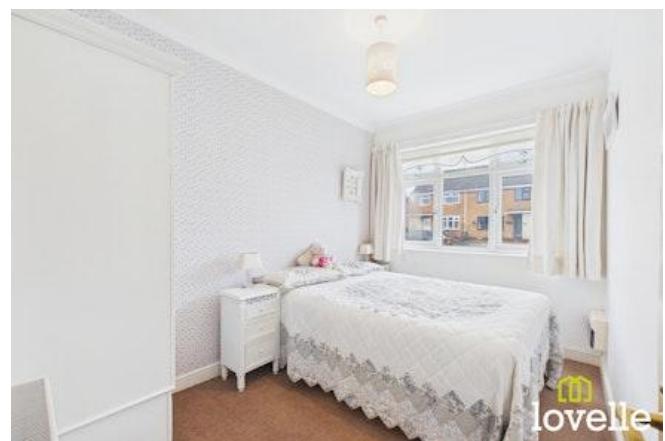
Located in the popular residential location on The Wolds, this lovely two bedroom bungalow boasts spacious accommodation, a contemporary fitted kitchen along with a well manicured, private garden.

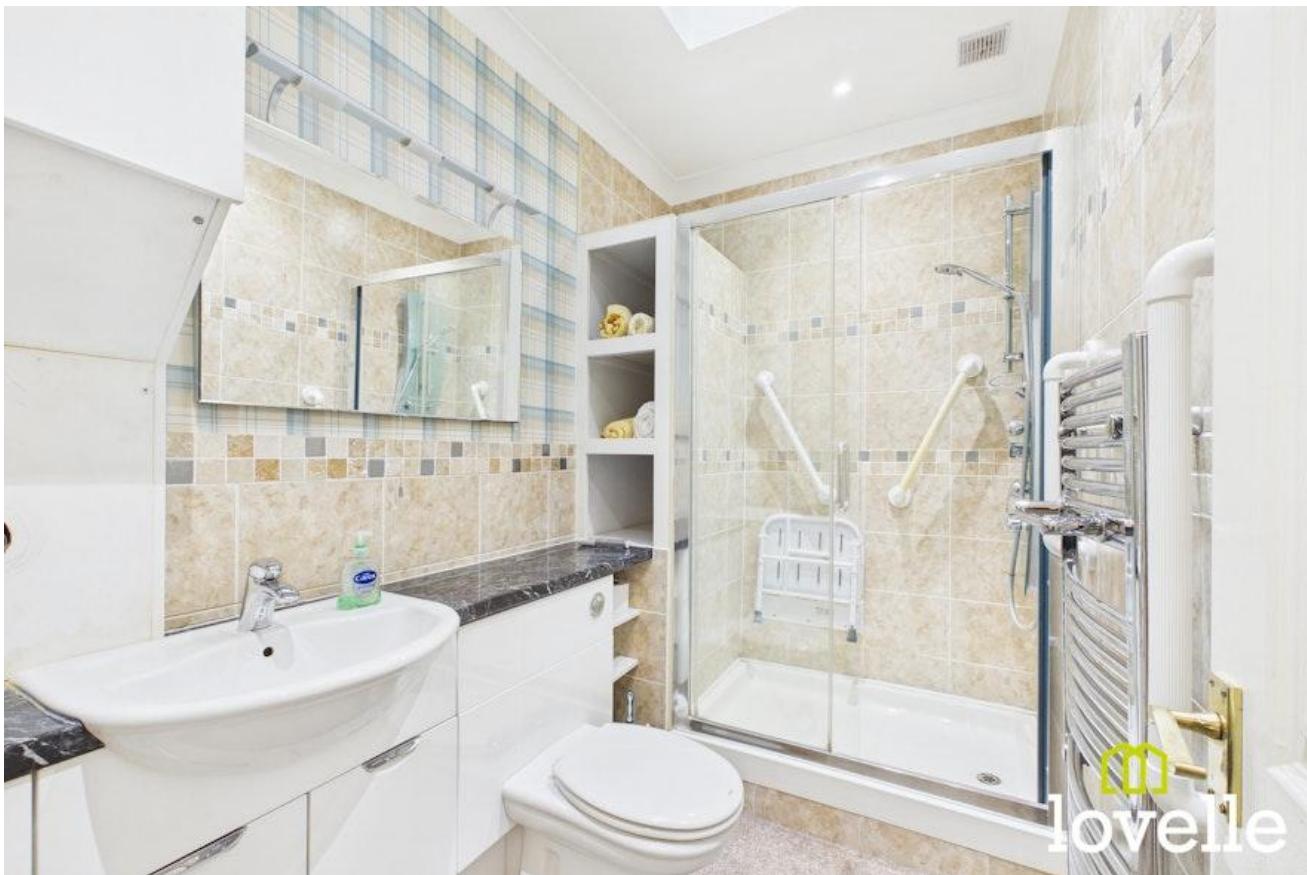
The property is located on a great sized plot, set back from the street with a spacious driveway leading up to the property. The entrance to the bungalow is to the side elevation and the property offers a superb layout having the bedrooms to the front of the property with the living spaces located to the rear of the property enjoying views over the rear garden.

The living accommodation comprises a good sized lounge with feature electric fire and bifolding doors connecting the lounge to the spacious conservatory. The conservatory is also directly connected to the splendid fitted kitchen, which is finished in a shaker style with wooden worktops and decorative tiled splashbacks. There are several windows in the kitchen including a Velux creating a fabulous bright space.

Both bedrooms are of a good double size with the main bedroom benefitting from fitted wardrobes and overhead storage and having a lovely bay window to the front elevation. The bathroom is conveniently located next to the bedrooms and is fitted with a white three piece with large shower cubicle and fitted vanity units. The bungalow also benefits from a study.

A lovely semi-detached bungalow that is ready for new owners to enjoy!





## PARTICULARS OF SALE

### Entrance

**3.37m x 1.03m (11'1" x 3'5")**

Entrance to the property is via a uPVC entrance door into the hallway. The hallway has direct access to the rooms except the conservatory. There is a loft hatch, coving to the ceiling and central heating radiator.

### Lounge

**2.59m x 4.17m (8'6" x 13'8")**

With feature electric wall mounted fire, bifolding doors connecting the lounge to the conservatory, coving to the ceiling and central heating radiator.

### Kitchen

**4.42m x 2.67m (14'6" x 8'10")**

Fitted with a range of shaker style wall and base units in a buttermilk finish, with wooden worktops and a decorative tiled splashback. Integrated appliances include a double oven and induction hob with extractor above. There are spaces for a fridge/freezer, washing machine and slimline dishwasher. uPVC window to the front elevation, two uPVC windows and a door to the rear elevation and Velux window.

### Conservatory

**2.69m x 5.5m (8'10" x 18'0")**

Spacious room accessed from both the kitchen and lounge, the conservatory has French doors to the rear elevation, directly accessing the decked area. There are also two central heating radiators.

### Study

**1.91m x 1.67m (6'4" x 5'6")**

uPVC window to the side elevation.

### Bedroom One

**3.57m x 3.29m (11'8" x 10'10")**

Fitted with a range of furniture including wardrobes and overhead units. uPVC bay window to the front elevation and central heating radiator.

### Bedroom Two

**3.34m x 2.36m (11'0" x 7'8")**

uPVC window to the front elevation and central heating radiator.

### Bathroom

**1.61m x 2.67m (5'4" x 8'10")**

Fitted with a three piece suite comprising large shower cubicle and a vanity unit with cupboards and drawers housing a concealed cistern WC and a semi-recessed wash hand basin. Tiled walls, Velux window and heated towel rail.

### External

### Frontage

The property is set back from the street with a part lawned frontage and a ample sized block paved driveway providing off street parking. There is gated access at the side of the property



leading to the rear garden.

### Rear Garden

Boasting a substantial, well manicured garden, there is spacious lawned area with mature planted borders. There is a decked area accessed directly from the conservatory provide a great space for entertaining, with additional seating to the rear of garden. There is also a shed and summerhouse.

## TENURE

The tenure of this property is Freehold.

## SERVICE CHARGE

## 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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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## FLOOR PLANS



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