



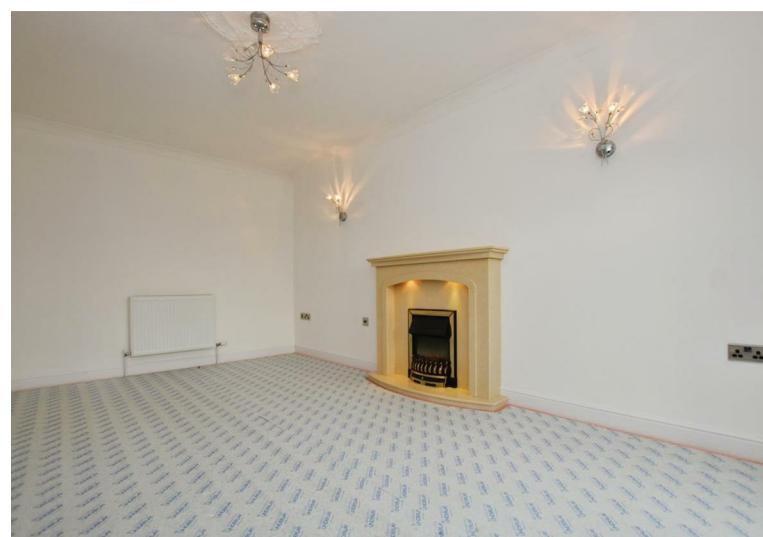
Coshray Cottage Back Street
Alkborough, DN15 9JN
£225,000

Bella
properties

We are delighted to present this neutrally decorated detached bungalow for sale, ideally situated in the desirable village of Alkborough and offered with no onward chain.

The property features a well-planned layout, comprising two spacious bedrooms, each benefitting from built-in wardrobes, the bathroom is modern and thoughtfully designed presenting a stylish four-piece suite, a handy utility room for white goods and the neutral décor throughout creates a calm and inviting atmosphere, ideal for a range of buyers seeking a home that is ready to make your own! Externally, the bungalow boasts an attractive garden, providing ample opportunity for outdoor enjoyment.

This property represents an excellent opportunity for those looking to secure a quality home in a sought-after village setting. Early viewing is highly recommended to fully appreciate this lovely bungalow!



Hallway**10'1" x 9'10" (3.09 x 3.02)**

Entrance to the property is via the side door and into the hallway. Coving to the ceiling, spotlights, central heating radiator and internal doors lead to the kitchen, living room, two bedrooms and bathroom.

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Living Room**16'7" x 9'7" (5.07 x 2.93)**

Coving to the ceiling, central heating radiator, electric fireplace set on marble effect surround and uPVC sliding doors lead to the rear garden.

Kitchen**9'1" x 17'5" (2.77 x 5.32)**

Vinyl effect tiled flooring with coving to the ceiling, spotlights, central heating radiator and uPVC windows face to the side and rear of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven and grill, integrated dishwasher and integrated ceramic sink and drainer. External door leads to the rear of the property.

Utility**4'2" x 6'10" (1.29 x 2.09)**

Vinyl effect flooring with central heating radiator and uPVC window faces to the side of the property. Countertop with space and plumbing for white goods.

Bedroom One**13'3" x 15'5" (4.06 x 4.71)**

Coving to the ceiling, central heating radiator, built in storage and uPVC bay window faces to the front of the property.

Bedroom Two**7'11" x 11'11" (2.42 x 3.64)**

Coving to the ceiling, central heating radiator, built in storage and uPVC bay window faces to the front of the property.

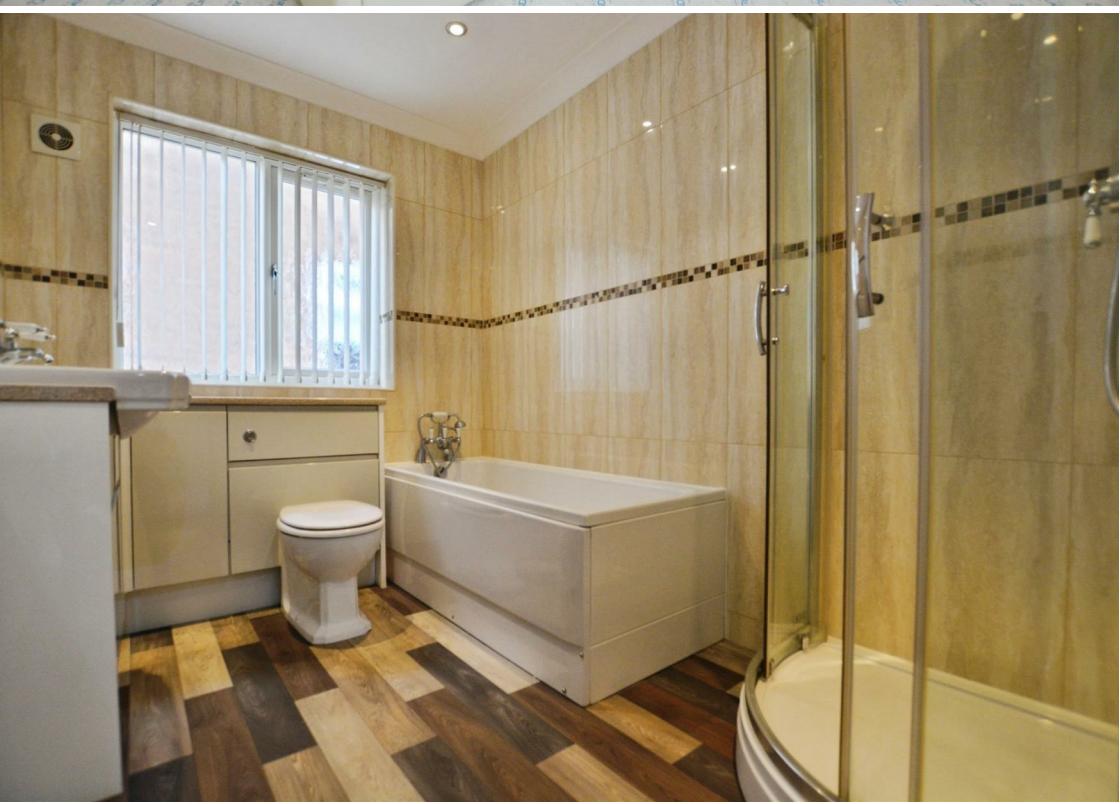
Bathroom**6'7" x 9'0" (2.03 x 2.76)**

Vinyl effect wood flooring with central heating radiator, coving to the ceiling, spotlights, tiled walls and uPVC window faces to the side of the property. A four piece suite consisting of bathtub, corner shower cubicle, sink with vanity unit and toilet.

External

To the front of the property is a block paved driveway for off street parking. Access to the rear is down the side of the property to the generously sized lawned garden which is well presented, and benefits from three storage sheds.

Disclaimer





Floor Plan



Total area: approx. 76.5 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

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		
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	