



Hornbeam Drive, Cottingham  
Asking Price £257,000





### KEY FEATURES

- Delightful Semi-Detached Bungalow
- Highly Desired Residential Location
- Private West Facing Garden
- Spacious Lounge Diner
- Traditional Fitted Kitchen
- Two Double Bedrooms with Storage
- Three Piece Bathroom
- Driveway & Garage with Electric Vehicle Door
- Would Benefit from Cosmetic Upgrading
- Council Tax C
- EPC rating TBC

### DESCRIPTION

Located in the quiet and highly desirable residential location of Hornbeam Drive, this delightful two-bedroom bungalow has been well looked after but would benefit from some cosmetic upgrading. The property is situated on a good-sized plot and boasts a private West facing rear garden.

The property is set back from the street with a driveway leading up to the garage and a path leading to the side of the property where the entrance is located. The bungalow offers a superb layout having the bedrooms and bathroom to the front of the property with the living spaces located to the rear of the property enjoying views over the rear garden.

The lounge diner is of ample size and has large sliding patio doors to the rear elevation, opening to the garden room, which also boasts sliding patio doors out to the delightful garden! The kitchen is fitted with a range of units in a traditional style with spaces for several appliances.



## PARTICULARS OF SALE

### Entrance

Entrance to the property is via a uPVC door at the side elevation, into a porch with additional wooden door into the hallway. The hallway provides access to all rooms except the garden room and also has two good sized storage cupboards.

### Lounge Diner

**5.15m x 3.82m (16'11" x 12'6")**

With feature fireplace having electric fire, sliding patio doors to the rear elevation, coving to the ceiling and two central heating radiators.

### Kitchen

**3.59m x 2.5m (11'10" x 8'2")**

Fitted with a traditional range of units having neutral worktops. Integrated one and a half bowl sink and drainer, with spaces for several appliances including fridge/freezer, washing machine and free standing cooker. uPVC window and door to the rear elevation and central heating radiator.

### Garden Room

**3.59m x 2.46m (11'10" x 8'1")**

Of timber construction with sliding patio doors to the rear elevation.

### Bedroom One

**4.14m x 2.99m (13'7" x 9'10")**

Good sized fitted cupboard, uPVC window to the front elevation and central heating radiator.

### Bedroom Two

**2.93m x 3.39m (9'7" x 11'1")**

With fitted wardrobes and overhead cupboards, uPVC window to the front elevation and central heating radiator.

### Bathroom

**1.83m x 1.91m (6'0" x 6'4")**

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low flush WC. uPVC window to the side elevation and central heating radiator.



### External

The front of the property has a lawned area with block paved driveway leading to the garage and path leading to the side of the property to the entrance. There is gated access to the entrance door, with additional gated access leading to the rear garden.

### Rear Garden

The rear garden enjoys a West facing position with mature hedging the rear elevation. There are two paved patio areas, accessed from the kitchen and the garden room. There is a path through the centre of the garden with a lawned area and planting beds, shed and greenhouse.

### Garage

**4.89m x 2.77m (16'0" x 9'1")**

With electric up and over vehicle door, power and lighting.

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## TENURE

The tenure of this property is Freehold.

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## 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/>

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## 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.

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## 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.

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## 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.

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## 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.

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## FLOOR PLANS



