



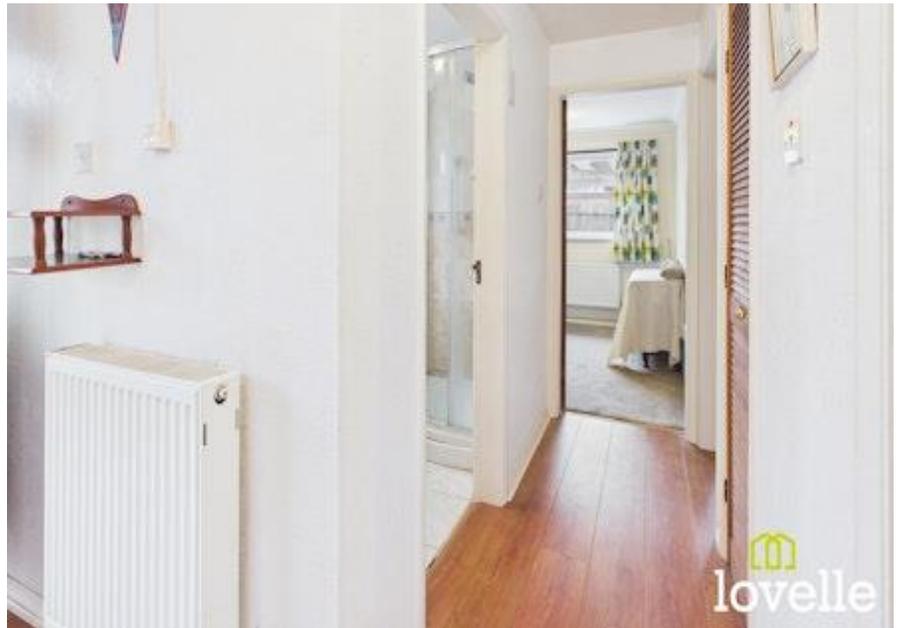
Derwent Close, Cottingham, East Riding of Yorkshire
Asking Price £150,000





KEY FEATURES

- Bungalow
- Two Bedrooms
- Driveway
- Garage with Power
- Low Maintenance Gardens
- Cul-De-Sac Location
- Total area 50.2 square metres
- Close to Transport Links
- Opportunity to Modernise
- EPC rating C



DESCRIPTION

This bungalow offers new owners the opportunity to modernise and update generous living accommodation within a practical layout, the property comprises of a Kitchen, spacious Living room, two bedrooms and a Bathroom. To the outside is a driveway, a garage, a front garden and an enclosed rear garden.

Step into the L-shaped hallway which provides access to living accommodation, the bedrooms are to the rear elevation with both offering generous sleeping accommodation, the main bedroom benefitting from fitted wardrobes and French Doors onto the rear garden.

To the front of the property is a well-proportioned Living room with space for a dining suite, a living flame gas fire provides a focal point to the room and a large, floor-to-ceiling window to the front of the property floods the room with natural daylight and offers views over the front garden.

The kitchen features a mix of base and wall units in solid Beech with contrasting White work surfaces and tiling to splashback areas. Space is provided for undercounter appliances, there is an electric fan-assisted oven, four-ring gas hob with extractor over and a stainless steel double sink sits under the window overlooking the front garden.

The bungalow is served by a family bathroom comprising of a shower, close-coupled W.C and a pedestal wash basin. The room is fully tiled for practicality, there is a mirrored vanity cabinet and extraction.

Outside the property to the front is a lawned garden with borders, enclosed within decorative iron railings. To the side of the property there is a driveway leading to the garage which is access by an up and over door to the front and benefits from power and lighting. To the rear of the property is a low maintenance private garden which is laid to paving, with gravel borders to the perimeter. A shed and log store provides extra storage space.





PARTICULARS OF SALE

Entrance Hallway

2.64m x 1.2m (8'8" x 3'11")

An "L-Shaped" hallway providing access to all rooms, a storage cupboard and a loft hatch for access to additional storage space.

Kitchen

2.94m x 1.97m (9'7" x 6'6")

Featuring a mix of solid Beech base and wall units with contrasting White worksurfaces and tiling to splashback areas. Space provided for appliances, an electric oven, gas hob and extractor. A stainless steel sink sits under the window overlooking the front garden.

Living Room

4.89m x 3.54m (16'0" x 11'7")

A spacious living room providing space for sitting and dining. A gas fire acts as a focal point for the room and a large window to the front elevation offers views into the garden.

Bedroom No. 1

3.6m x 2.85m (11'10" x 9'5")

A generous double bedroom with French doors to the rear private garden, offering a range of fitted wardrobes.

Bedroom No. 2

2.67m x 2.68m (8'10" x 8'10")

A generous single bedroom with a window over the rear garden

Bathroom

2.04m x 1.67m (6'8" x 5'6")

A fully-tiled bathroom featuring a walk-in shower, pedestal wash basin and close-coupled W.C. There is a mirrored Vanity unit, central heating radiator and extraction.

Outside

Outside the property to the front is a lawned front garden, surrounded by an Iron railing fence. A driveway to the side of the property leads to the garage. The garage has an up and over door and features power and lighting. To the rear of the property is a low maintenance paved garden with gravel borders A shed and log store provides extra storage space.



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

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

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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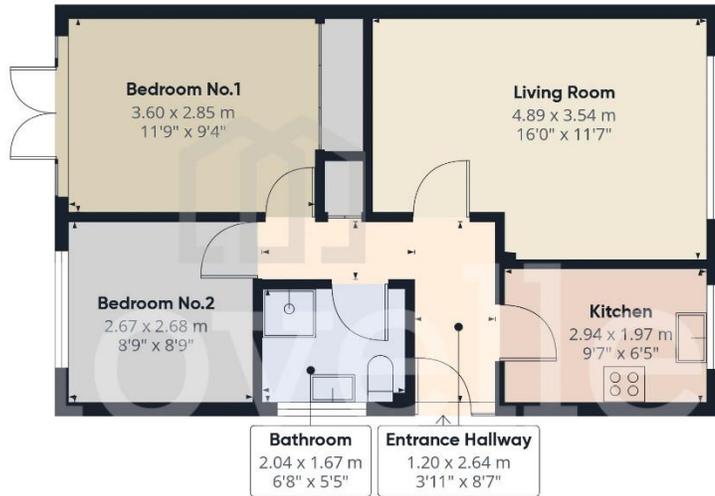
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A&C Homes Limited T/A Lovelle Estate Agency

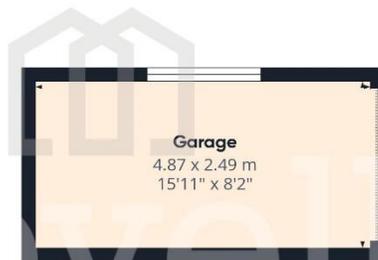


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
62.3 m²
669 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.

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