



Kirk Croft, Cottingham, East Riding of Yorkshire  
Asking Price £280,000







## KEY FEATURES

- Detached True Bungalow
- Central Village Location, Cul De Sac Setting
- Three Bedrooms
- Comfortable Lounge
- Tiled Bathroom
- Fitted Kitchen
- Delightful Walled Gardens
- Garage & Driveway
- Tenure Freehold
- Council Tax Band D
- EPC rating D



## DESCRIPTION

Set in the heart of the popular village of Cottingham, this detached true bungalow enjoys a desirable cul-de-sac position on Kirk Croft.

Offering well-proportioned accommodation, the property features a welcoming hallway giving access to three bedrooms—two of which benefit from fitted furniture, while the third bedroom/dining room adjoins the conservatory, creating a charming space to entertain guests and enjoy views over the walled garden.

The comfortable lounge includes a feature fireplace and walk-in bay window to the front elevation. A traditional kitchen offers an array of fitted units with space for appliances, and the fully tiled bathroom includes a panelled bath with overhead shower and vanity unit housing the wash basin and W.C.

While the home has been lovingly maintained, it presents a fantastic opportunity for new owners to update and personalise the décor to their own tastes and style. Occupying a generous corner plot, the property boasts a driveway providing ample off-road parking and access to the garage.

The attractive gardens include a walled rear garden with mature trees and shrub borders, complemented by decorative paving—a lovely, private spot to enjoy summer evenings. Viewing is highly recommended—don't miss the chance to make this home your own!

## Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.







## PARTICULARS OF SALE

### Entrance & Hallway

Upvc front entrance door opens to welcome you in to view the accommodation on offer.

### Lounge

**5.75m x 3.56m (18'11" x 11'8")**

A comfortable lounge with feature fireplace and walk in bay window to front elevation and a further double glazed window to the side elevation allowing ample light to flow through, a lovely room to relax and unwind. Coving to ceiling and radiator.

### Kitchen

**3.2m x 2.86m (10'6" x 9'5")**

The kitchen has an array of fitted units to base and walls with contrasting work surface and tiled splashbacks. Ceramic sink unit with drainer and mixer tap. Electric hob and space for automatic washing machine and tumble dryer. Double glazed window to rear elevation and door opening to the rear garden. Radiator and tiled flooring.

### Bedroom One

**3.57m x 3.08m (11'8" x 10'1")**

A double bedroom with a range of fitted wardrobes. Double glazed window to front elevation and radiator.

### Bedroom Two/ Dining Room

**2.87m x 2.33m (9'5" x 7'7")**

Bedroom two is a versatile room that has been previously used as the dining room with patio doors opening to the conservatory, creating a wonderful space for entertaining family & friends.

### Conservatory

**3.16m x 3.07m (10'5" x 10'1")**

Part brick and Upvc construction with radiator and double glazed windows, enjoying views over the rear garden.

### Bedroom Three

**3.24m x 2.6m (10'7" x 8'6")**

The third bedroom has fitted wardrobes. Double glazed window and radiator.

### Bathroom

**2.17m x 1.71m (7'1" x 5'7")**

Fully tiled bathroom with bath tub, mixer tap and shower attachment. Vanity unit housing the wash basin and toilet with concealed cistern. Double glazed obscure window and chrome towel heater.



### Garage & Driveway

**4.85m x 2.57m (15'11" x 8'5")**

A side drive provides ample off road parking and access to the garage with up and over door, power and light supplied.

### Gardens

Delightful gardens wrap around the bungalow with the front being mainly laid to lawn. The rear walled garden is easily maintained with an array of mature trees and shrubbery to boundaries, paving and a decorative pebbled area. There is raised decking to one corner of the garden, creating a lovely private area to enjoy the summer evenings.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: D

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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## AGENTS NOTE

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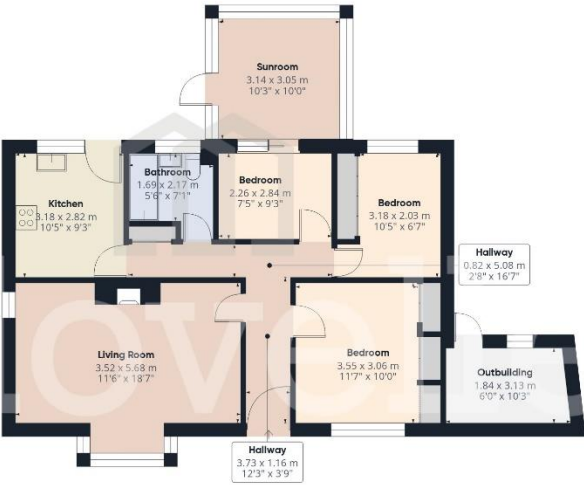
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

**A&C Homes Limited T/A Lovelle Estate Agency**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
100.6 m<sup>2</sup>  
1081 ft<sup>2</sup>

(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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