



101 Canada Drive, Cottingham, East Yorkshire, HU16 5EH

- Popular village location
- Detached bungalow
- uPVC DG and GCH
- Bathroom with three piece suite
- Private drive and garage
- No chain involved
- Two bedrooms
- Lounge/dining room and kitchen
- Attractive gardens
- VIEW NOW

Price £199,950



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DETACHED TRUE BUNGALOW++ OFFERED WITH VACANT POSSESSION++ATTRACTIVE GARDENS.

Offered to the market is this detached bungalow benefiting from NO CHAIN INVOLVED. The property is situated a a popular location in the village of Cottingham which has easy access to amenities and good road links. It has gas central heating and uPVC double glazing and accommodation comprises of an entrance porch, lounge/dining room, fitted kitchen, inner hall, two bedrooms and a bathroom. Gardens to the front and rear, private side drive and a garage. VIEW NOW.

Location

Cottingham is reputed to be the largest village in England and is situated approximately five miles to the North of Hull city centre and approximately six miles to the South of Beverley. Extensive and varied shopping facilities, local primary and secondary schooling and public transportation including a train station are offered within the village. Good road connections offer access to Hull, Beverley & the A63/M62 motorway link.

Ground Floor

Entrance

Enter via a uPVC double glazed door into the porch.

Entrance Porch

A uPVC double glazed side light. A uPVC double glazed window to the front aspect. Single radiator. Internal door leading into the lounge/dining room.

Lounge/dining room

24'4 x 12'9 (7.42m x 3.89m)

Dual aspects with uPVC double glazed windows to the front and rear aspects. Two double radiators. Carpeted. Electric fire on a hearth. TV point. Coving to the ceiling. Telephone point. Internal door leading into the kitchen. Further door leading into the inner hall.

Inner Hall

Loft hatch. Airing cupboard. Doors leading into two bedrooms and a bathroom.

Kitchen

13'6 x 8'7 (4.11m x 2.62m)

A uPVC double glazed window to the rear aspect. Cream coloured base, wall and drawer units with contrasting work surfaces. Four ring gas hob with built in electric oven and grill. Single sink unit with mixer tap. Double radiator. Tiled splash back areas. Cupboards. Integrated fridge.

Bedroom One

12'7 x 11'9 (3.84m x 3.58m)

A uPVC double glazed window to the front aspect. Double radiator. Telephone point. Built in wardrobes, cupboards, overhead storage facilities and dressing table. Six drawer unit.

Bedroom Two

10'3 x 9'3 (3.12m x 2.82m)

A uPVC double glazed window to the rear aspect. Double radiator. Telephone point. Two sets of recessed wardrobes both with double doors. Dressing table with eight drawer units.

Bathroom

7'3 x 6'4 (2.21m x 1.93m)

A uPVC double glazed window to the rear with opaque glass. Olive green suite comprising of a panel bath with mixer tap and shower fitment, pedestal wash hand basin and low level flush WC. Double radiator. Fully tiled walls.



External

Brick tiled drive to the front leads to the single garage. Lawn garden with well established shrubs and trees. A further brick tiled path leads to the kitchen door and the rear garden. To the far side of the bungalow there is a further brick tiled path providing access to the rear. The boundaries have fence and small wall. At the rear there is a good size garden laid to lawn with a brick tiled patio, well stocked borders, outside tap and has fencing to the surrounds.

Garage

16'1 x 8'8 (4.90m x 2.64m)

Single brick built garage with an up and over door operated by a key fob. Electric and gas meters and wall mounted gas boiler. A uPVC double glazed window to the side. Fitted wall cabinets. Lighting and power supply.

Services

The mains services of water, gas, electric and drainage are connected. There is a gas boiler located in the garage providing gas central heating and a cylinder tank for the hot water.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band C for Council Tax purposes, Local Authority Reference Number: COH048101000. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is E(48).

Viewings

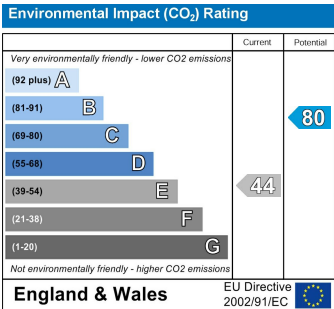
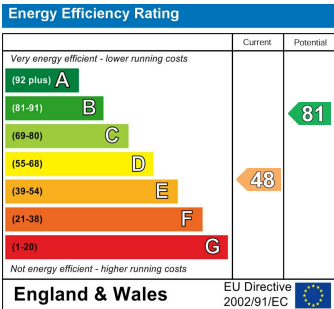
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