



Eppleworth Road, Cottingham, HU16 5YT
£390,000

Philip
Bannister
Estate & Letting Agents

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Situated on the very outskirts of Cottingham, having never been offered to the open market, is this impressive 3 bed detached bungalow offers spacious single level living within grounds of just under 1/3 acre.

Key Features

- Individual Detached Bungalow
- Set Within Grounds Approaching 1/3 Acre
- 3 Bedrooms + Dressing Room
- Kitchen With Separate Utility Rooms
- Largely Open Plan Lounge Diner
- Double Garage
- Southerly Rear Aspect
- Excellent Parking
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOCATION

Cottingham is a large village and civil parish in the East Riding of Yorkshire, England. It lies 4 miles (6 km) north-west of the centre of Kingston upon Hull, and 6 miles (10 km) south-east of Beverley on the eastern edge of the Yorkshire Wolds.

Cottingham has two Victorian high streets, Hallgate and King Street which cross at a set of traffic lights in the centre of the village. Cottingham is served by a railway station that provides an intermediate stop between Hull and Beverley.

The village boasts a host of sought after primary schools including Bacon Garth, Hallgate and Westfield Primary School all of which feed into Cottingham High School which is a short distance from the property, situated on Harland Way.

THE PROPERTY

Accessing the property through the main entrance, spacious hallway off which access is provided to the WC, main dining/lounge area and extended corridor which forms the backbone of this property.

The dining and lounge area are largely open plan, separated by feature fireplace with stone-built fascia found consistent with feature stonework to the front of the property. Dining area is linked to the kitchen via hatchway within separating wall.

Towards the far right of the property and to the other side of the fireplace is a large lounge area flood with light from large, glazed openings to both front and rear property elevations.

Linking corridor provides access to the kitchen area which complete with fitted appliances offers further

rear access direct onto a paved patio area planted with beautiful magnolia and Camellia.

Extending towards the rear of the property, the spinal corridor offers ample light through 5 vertical windows off which the main family bathroom, with impressive proportion offering stand alone shower, bath tub, WC and wash basin.

Towards the very rear of the property are 3 well-spaced bedrooms with fitted furniture with integral lighting. The master suite is of considerable size with adjoined dressing room which would be ideal for a luxury ensuite.

To the left of the corridor, dedicated utility room allows for washing appliances with desiccated sink and spacious draining board - this room also houses the gas combi-boiler. Through the utility you enter a further corridor providing internal storage in former coal house and large double garage with inbuilt inspection pit with removal blank boards for use as required - access to the rear of the property via split stable door.

THE GROUNDS

The property is positioned centrally within its plot, offering spacious gardens split around the unique footprint. The rear of the property faces due south with quartered gardens allowing use of varying areas throughout the day. Currently split into rear courtyard, various vegetable patches, double green house with two lawned areas. All gardens offer matured planted borders with conifer hedging to the rear.

The external space is supremely private with neighbouring hospital grounds planted circa 20

years prior now maturing into a small woodland with abundant wildlife. It is worth noting that the boundary and ditch that run alongside the property are maintained by the estate.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit sealed unit glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment only.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit



Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES

Philip Bannister & Co Ltd hereby declares that they are acting solely as introducers to the property on behalf of Pink Property Ltd. As they have not conducted a visit to the property, all marketing information has been supplied by Pink Property Ltd. Therefore, Philip Bannister & Co Ltd cannot independently verify the accuracy of the provided information and it should be confirmed directly with Pink Property Ltd. We have been advised that the property is of specific interest to the Director(s) of Pink Property Ltd.

AGENT NOTES CONTINUED

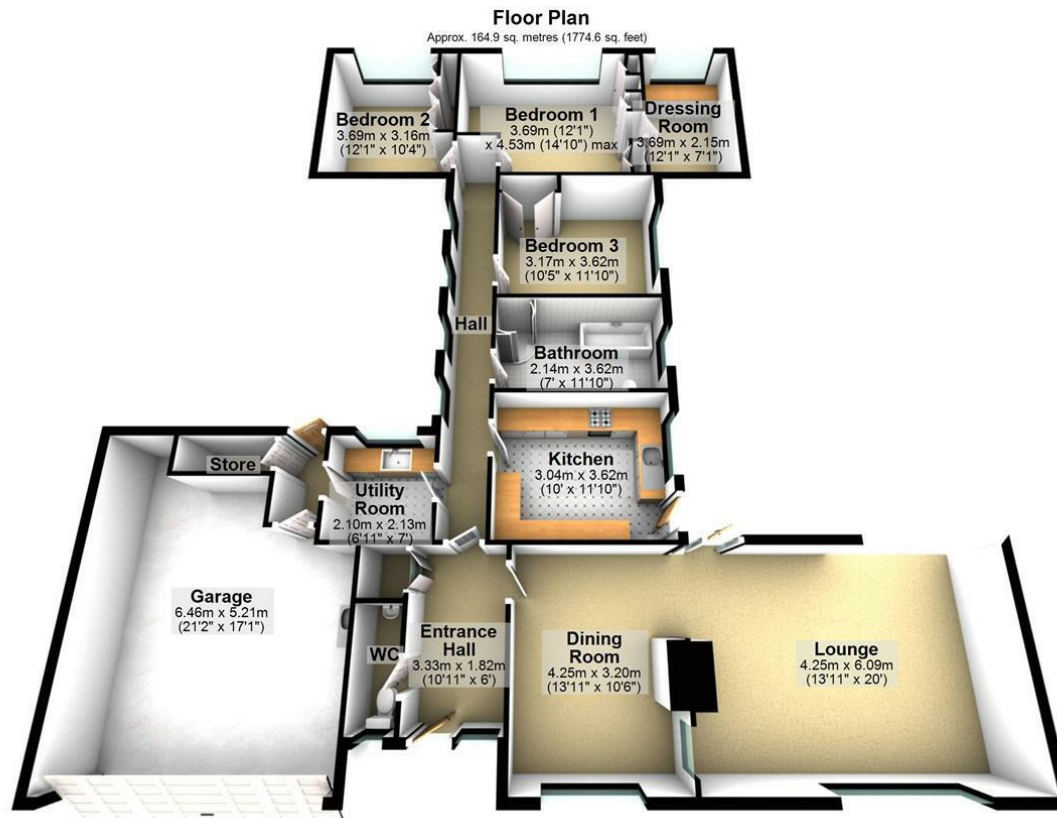
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







Total area: approx. 164.9 sq. metres (1774.6 sq. feet)

