



Canongate, Cottingham HU16 4DG

Welcome to

Canongate, Cottingham

Lovely Bungalow In Cottingham with - Entrance Hall, Lounge, Fitted Kitchen, Utility Room, 2 Bedrooms, Bathroom, Gardens, Off Street Parking & Garage - Call now to book your viewing!



Entrance Hall

With double glazed door to the side, wall light points, storage cupboard, radiator and picture window in to the Lounge.

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

With double glazed windows to the front and side, electric fire with wooden surround, television point, 2 radiators and coving to the ceiling.

Kitchen

10' 5" x 12' 5" (3.17m x 3.78m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, space for a freestanding cooker, radiator, extractor fan and coving to the ceiling.

Utility Room

8' 2" x 7' 5" to rear of cupboard (2.49m x 2.26m to rear of cupboard)

With double glazed window to the rear, fitted cupboard, door to the rear, coving to the ceiling and door to the Integral Garage.

Bedroom 1

10' 4" x 12' (3.15m x 3.66m)

With double glazed window to the front, radiator and coving to the ceiling.

Bedroom 2

12' 4" x 10' 5" to front of wardrobe (3.76m x 3.17m to front of wardrobe)

With double glazed windows to the side and rear, radiator, fitted wardrobes and coving to the ceiling.

Bathroom

Bathroom with bath with mains shower over, wash hand basin, low level wc, coving to the ceiling, shaver point, radiator and double glazed window to the side.

Outside

Front Garden

With wrought iron gates, fenced surround and driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, fenced surround and shed.

Garage

21' 2" x 8' 5" (6.45m x 2.57m)

Garage with up and over door, base units and up and over electric door.



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Welcome to

Canongate, Cottingham

- Lovely 2 Bedroom Bungalow In Cottingham
- Garage & Off Street Parking
- Utility Room
- Spacious Rear Garden
-

Tenure: Freehold EPC Rating: D

£240,000



view this property online [williamhbrown.co.uk/Property/WBY109481](https://www.williamhbrown.co.uk/Property/WBY109481)

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



Property Ref:
WBY109481 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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