



Eppleworth Road, Cottingham, HU16

£175,000



1 1 1 D Band: B

- Semi-Detached True Bungalow
- Beautifully Presented
- One Double Fitted Bedroom
- PVCu Double Glazing
- Gas Central Heating
- Spacious Private Gated Drive
- Small Fully Enclosed Side & Rear Garden
- Chain-Free!



Hudson Property

37 The Square, Hessle, East Yorkshire, HU13 0AE

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Offered with no chain, this beautifully presented semi-detached true bungalow is situated in an attractive and convenient location on the west side of Cottingham, approximately one mile from both Castle Hill Hospital and the centre of the village. The property is also within easy reach of Hull, Beverley, the Humber Bridge, and the A63/M62 corridor. The bungalow itself is single-storey and the accommodation comprises an entrance hall, kitchen, rear lobby, WC, living room, double fitted bedroom, and bathroom. The bungalow is fitted with PVCu double glazing and gas central heating. To the front of the property is a spacious private gated drive, whilst to the right-hand side and rear of the property is a small, fully enclosed garden laid mainly to paving and with a garden shed. This really is a wonderful home in a wonderful location in the popular and superbly resourced village of Cottingham, so check out the video tour and then contact Hudson's to book your viewing!

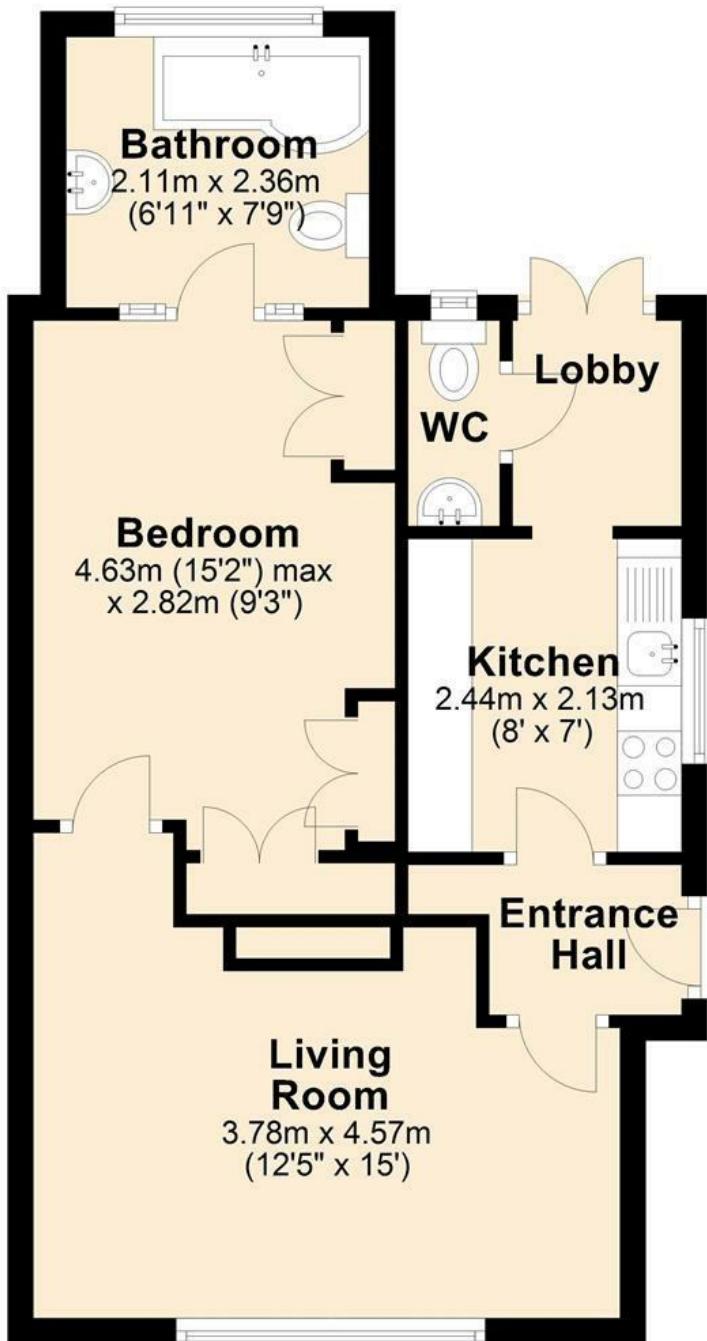


FIXTURES & FITTINGS: Everything in the property is included in the sale. The property is sold as seen. **TENURE:** The tenure of this property is freehold. **OTHER INFORMATION:** We believe the bungalow to be partly of solid wall construction and partly of cavity wall construction, and to be connected to mains gas, electricity, water and drainage, as well as to landline telephone and Internet broadband.





Floor Plan



MEASUREMENTS: Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs, images, and video footage taken, used or provided by Hudson Property are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images and footage may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited. All music used by Hudson Property is done so under licence.