



4 Hornbeam Drive, Cottingham  
£975 Per Calendar Month

**OFFERED UNFURNISHED - Recently refurbished spacious 4 Bedroom / 2 Bathroom Detached Dormer Bungalow with fabulous newly fitted Kitchen/Day Room and new Bathrooms - MUST BE VIEWED!!**

### **INTRODUCTION**

This well proportioned DETACHED dormer bungalow features a large Living Room, newly fitted Kitchen/Day Room, Conservatory, 2 ground floor Bedrooms (1 fitted) new ground floor Bathroom, 2 first floor Bedrooms and new Shower Room. Gardens front and rear, side drive and Garage. The property has the benefit of gas central heating & PVC double glazing.

### **HALL**

With two fitted storage cupboards.

### **LIVING ROOM**

A spacious room with windows to three elevations.

### **KITCHEN / DAY ROOM**

Newly fitted with a comprehensive range of white gloss fitted units with integrated appliances including stainless steel fronted electric oven, induction hob unit, extractor hood and slimline dishwasher; stainless steel sink unit, laminated flooring, Day Room with sliding glazed doors leading to:

### **CONSERVATORY**

With french doors to the rear garden.

### **BEDROOM 1**

With whole wall of fitted wardrobes.

### **BEDROOM 2**

Overlooks the rear garden.

### **BATHROOM**

With modern white suite incorporating panelled bath with plumbed shower unit above, shower screen, vanity wash hand basin, low flush WC, heated towel warmer/radiator.

### **FIRST FLOOR ACCOMMODATION**

Large store cupboard housing central heating boiler.

### **BEDROOM 3**

Overlooks the rear garden.

### **BEDROOM 4**

Overlooks the rear garden.

### **SHOWER ROOM**

With modern white suite incorporating walk in shower, vanity wash hand basin, low flush WC, heated towel warmer/radiator.

### **OUTSIDE**

To the front of the property is a lawn area with herbaceous borders and low walling to perimeter.

A side drive offers access to a brick garage with up and over door, light and power supply. To the rear, a shaped lawn with herbaceous borders and potting shed.

### **LEASE DETAILS**

A minimum of 6 months (Assured Shorthold)  
We will require One Months rental in advance.

Bond/Deposit equal to One Months rent + £100.

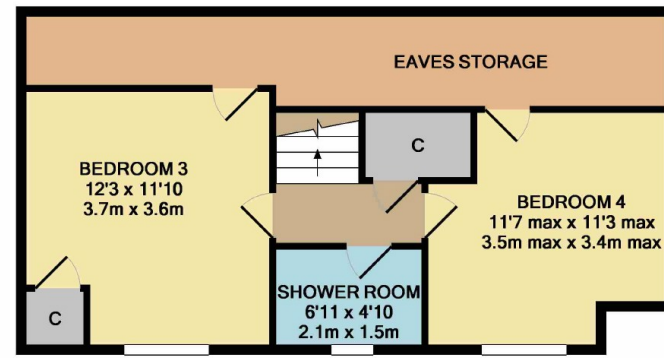
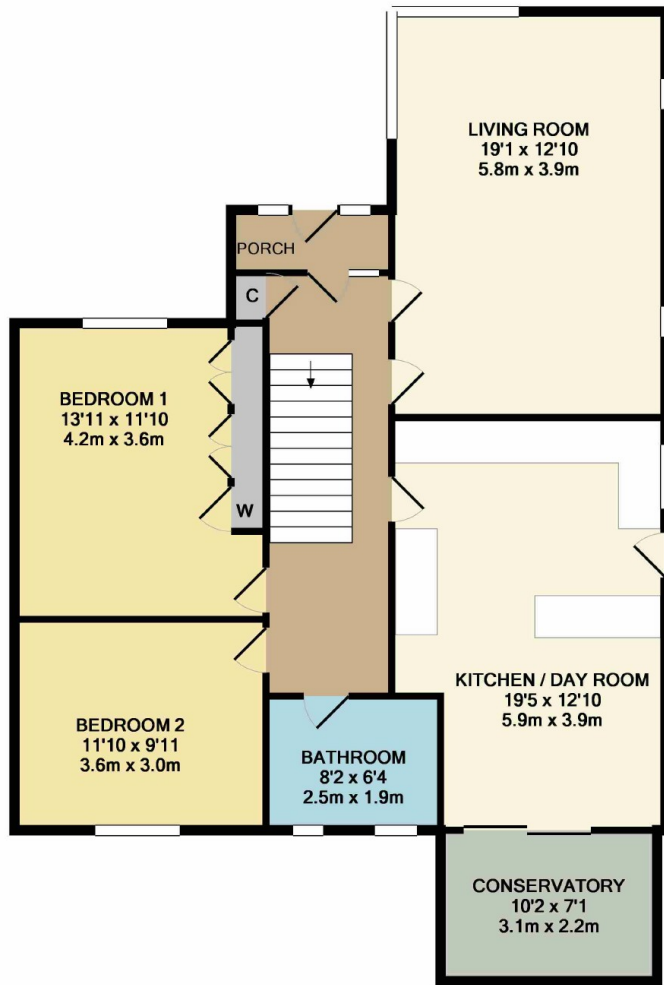
Sorry - No DSS, smokers or pets accepted.  
Tenant referencing and administration charges are £180 for the first applicant and a further £30 for each additional applicant and/ or homeowner guarantor (Incl VAT)

### **AGENTS NOTES**

The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale. Intending tenants should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

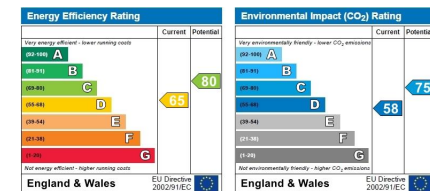




GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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