



Mill Beck Lane, Cottingham, East Riding of Yorkshire
Asking Price £268,000





KEY FEATURES

- Fabulous Family Home
- Semi Detached House
- Three Bedrooms
- Contemporary Family Bathroom
- Modern Kitchen & Ground Floor W.C.
- Through Lounge Dining Room
- Southerly Rear Garden
- Garage, Drive & Electrical Charge Point
- Council Tax Band C
- Total Room Area 94 Square Metres
- EPC rating D



DESCRIPTION

This Fabulous Family Home has been upgraded and tastefully styled throughout to present a stylish home, designed with Family in mind.

The accommodation includes: A welcoming HALLWAY with stairs taking you up to the first floor. A door opens to the L shape through LOUNGE/DINER with feature LOG BURNING STOVE, lovely to cosy up to on the cold winter evenings. The dining area enjoys views over the rear GARDEN with a door into the BREAKFAST KITCHEN, creating a wonderful space for entertaining family and friends.

There are THREE first floor bedrooms and a contemporary FAMILY BATHROOM with modern suite.

Outside, the rear southerly facing GARDEN is mainly laid to lawn with a paved patio, adorned with beautiful mature trees and attractive shrubbery to borders, a lovely outdoor space for the family to enjoy.

The private DRIVE provides ample off road parking and leads to the GARAGE. Electrical charging point fitted.

Viewing Is an Absolute Must!

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region\'s motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

Directions

From Lovelle Estate Agency on King Street, Cottingham head north. At the roundabout, take the 2nd exit onto Northgate, take the second left hand turning onto Mill Beck Lane, No 40 is located to the right hand side.





PARTICULARS OF SALE

Entrance & Hallway

The front entrance door opens to welcome you into this lovely home.

Through Lounge to Dining Room

7.09 x 5.29 (L shape, measured at widest points)

A tastefully styled L shape through Lounge/ Diner. Feature fireplace with Oak mantel and log burning stove, lovely to cosy up to on those cold winter evenings. Ample space for table & chairs with a window enjoying views over the rear garden, creating a lovely space for entertaining family & friends.

Kitchen

4.03 x 2.32

A contemporary Shaker Style kitchen with an impressive range of wall and base units, complimentary work surface and tiled splashbacks. Built in oven with five ring gas hob and stainless steel extractor hood above. Space for automatic washing machine, dishwasher and fridge freezer.

Rear Lobby

1.28 x 0.81

The rear lobby has a door to the ground floor W.C. and a door providing access to the rear garden.

Ground Floor W.C.

1.26 x 0.82

A door opens from the lobby to the ground floor W.C. with toilet and wash basin.

Bedroom One

3.73 x 3.61 (measured at widest points)

The sizeable double bedroom with a range of fitted slide robes. Two double glazed windows to the front elevation.

Bedroom Two

3.60 x 2.91

Double bedroom with built in wardrobes and dresser unit. Double glazed window enjoying views over the rear garden.

Bedroom Three

4.02 x 2.80

A further bedroom with built in storage cupboard.

Family Bathroom

2.76 x 1.93

A contemporary family bathroom with panelled bath, low level W.C and vanity unit incorporating the wash basin with useful storage cupboard below. Towel heater and vinyl flooring.



Rear Garden

The southerly rear garden is a lovely space for the family to enjoy, adorned with mature trees, mainly laid to lawn with a block paved patio and attractive shrubbery to the borders. Timber fencing to boundaries with gated access to the driveway.

Garage & Driveway

A private driveway with electrical charging point fitted, access to the garage with metal up an over door providing vehicle access.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

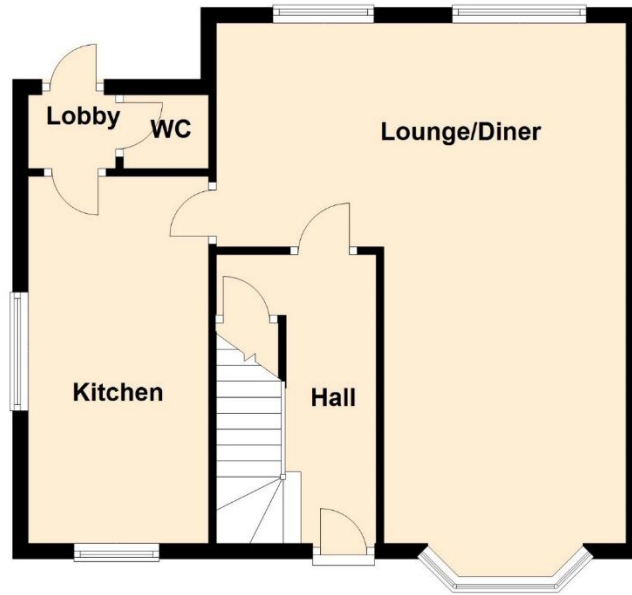
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

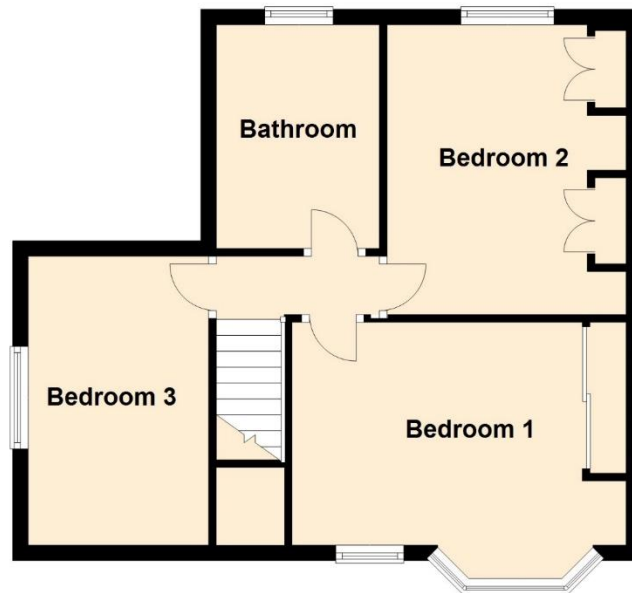
Ground Floor

Approx. 49.7 sq. metres (534.9 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



Total area: approx. 94.4 sq. metres (1016.0 sq. feet)

