



Mill Beck Lane, Cottingham, East Riding of Yorkshire
Asking Price £240,000





KEY FEATURES

- Semi Detached Home
- Three Sizeable Bedrooms
- Lounge, Dining Room & Conservatory
- Kitchen & Breakfast Room
- Garage & Off Road Parking
- Beautiful Rear Garden
- Tenure Freehold
- Council Tax Band C
- No Onward Chain
- Total Room Area
- EPC rating U



DESCRIPTION

Set at the heart of the village, just off Northgate is this THREE BED SEMI DETACHED HOME offering huge potential for a new family to make it their own.

Presenting sizeable accommodation over two floors to include THREE BEDROOMS and a SHOWER ROOM. The generously proportioned ground floor layout includes: KITCHEN open to the BREAKFAST ROOM. The LOUNGE has sliding doors opening to the DINING ROOM and onto the CONSERVATORY with Patio doors opening to the rear garden, creating a fabulous space for entertaining family and friends.

Outside there is a beautifully maintained rear GARDEN, mainly laid to lawn, adorned with mature trees and shrubbery. There is a BLOCK PAVED FRONT FORCOURT and a private DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE.

We anticipate a high demand for this property, call us to arrange your viewing today!

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 39 is located to the left hand side.





PARTICULARS OF SALE

Entrance & Hallway

A contemporary composite front door opens into the hallway with stairs taking you up to the first floor and doors opening to the ground floor accommodation.

Lounge

4.43m x 3.96m

A sizeable lounge with feature living flame effect gas fire. Light and airy with a double glazed window to the front elevation and sliding doors opening to the dining room.

Dining Room

3.15m x 2.99m

The dining room adjoins the kitchen with patio doors opening to the conservatory, creating a fabulous space for entertaining family and friends.

Conservatory

3.03m x 2.57m

Part brick and Upvc construction with polycarbonate roof. Double doors open to the beautiful rear garden.

Kitchen

2.93m x 2.37m

The kitchen has a range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Plumbed for automatic washing machine and dishwasher with space for fridge freezer. Open to the breakfast room.

Breakfast Room

2.97m x 2.75m

Double glazed window to side elevation, open to the kitchen, a lovely room to enjoy breakfast.

Bedroom One

3.84m x 3.61m

A double bedroom with a range of built in wardrobes, drawers and dressing table. Double glazed window to front elevation.

Bedroom Two

3.62m x 3.16m

A double bedroom with a range of built in storage cupboards. Double glazed window to rear elevation.

Bedroom Three

2.65m x 2.20m

A single bedroom with built in storage cupboards and overhead top boxes. Double glazed window to front elevation.

Shower/ Wet Room

2.11m x 2.07m

The shower/wet room has a large walk in shower with glazed screen. Vanity unit housing the wash basin with useful storage below and toilet with concealed cistern. Tiling and wall board splashback. Double glazed obscure window to side elevation.



Garden

The well maintained rear garden is mainly laid to lawn, adorned with mature trees and decorative shrubbery, a lovely outdoor space for the family to enjoy.

Garage & Drive

A block paved forecourt and driveway provides ample off street parking with Brick built garage with metal up and 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:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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.

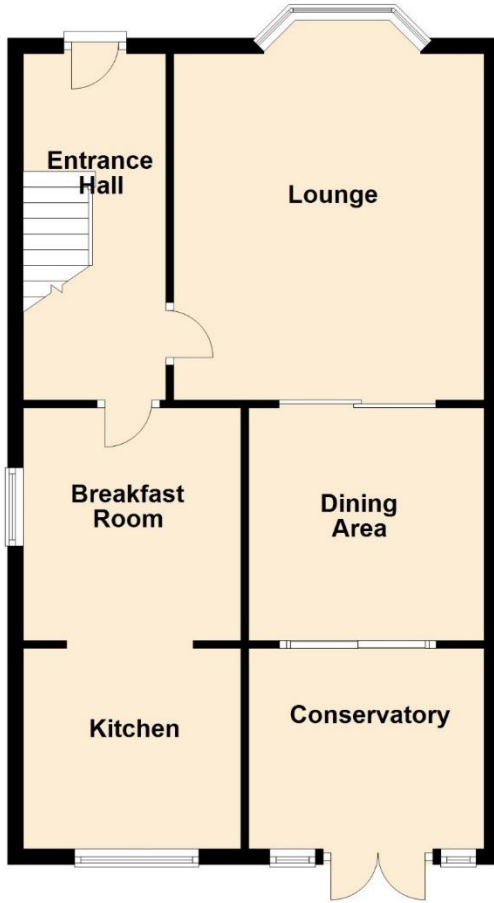
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

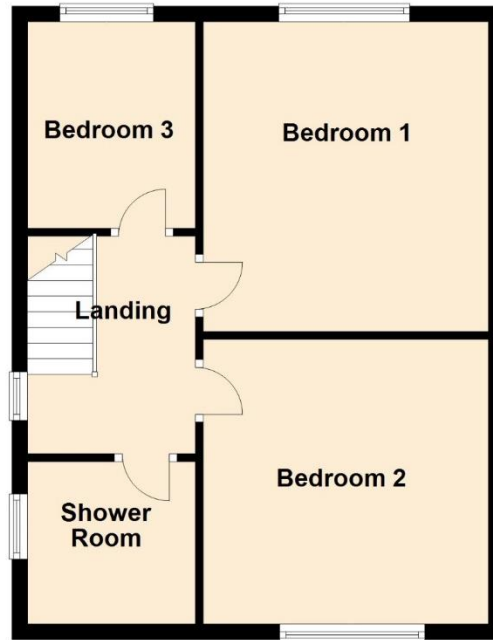
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

