



Mill Beck Lane, Cottingham, East Riding of Yorkshire  
£279,000



  
lovelle



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## KEY FEATURES

- Superb Semi-Detached Family Home
- Lovingly Refurbished Throughout
- Through Lounge Diner
- Modern Kitchen, Utility & Ground Floor W.C.
- Three Bedrooms
- Contemporary Family Bathroom
- South Facing Rear Garden
- Tenure Freehold
- Council Tax Band C
- Total Room Area 108 Square Metres
- EPC rating D





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## DESCRIPTION

This one tick lots of boxes, having been lovingly upgraded and refurbished throughout!

This Fabulous Family Home has been lovingly transformed by the current owners beautifully designed with Family in mind. The welcoming hallway invites you in to view, doors open to the comfortable LOUNGE, open to the DINING AREA, enjoying views over the beautiful rear GARDEN, creating a lovely space for entertaining family and friends.

The high gloss KITCHEN has an impressive range of fitted units and includes a built-in oven with gas hob above and extractor hood above. Open to the UTILITY area with ground floor W.C.

There are THREE good size first floor bedrooms and a FAMILY bathroom with contemporary white suite.

Outside, the rear southerly facing GARDEN with ample seating areas, ideal for outdoor entertaining, a wonderful space for the family to enjoy with artificial lawn, attractive raised beds and paved patio areas adorned with beautiful mature trees and attractive shrubbery to borders.

The private DRIVE, provides ample off road parking and leads to the GARAGE.

Viewing Is An Absolute Must !







## PARTICULARS OF SALE

### Entrance & Hallway

0.00m x 0.00m (0'0" x 0'0")

A composite upvc door opens to the hallway, inviting you to view this family home. A door opens to the lounge and kitchen.

### Lounge

4.42m x 4.0m

A comfortable lounge with feature wall covering and wall mounted electric living flame fire. Double glazed window to front elevation and laminate flooring. Open to dining area.

### Dining Area

3.15m x 3.16m

Open from the lounge is the dining area, adjoining the kitchen and enjoying views over the rear garden, creating a lovely space for entertaining family and friends.

### Kitchen & Utility

5.28m x 2.67m (measured at widest points)

The recently fitted high gloss kitchen has a range of units to base and walls with complimentary work surface and attractive tiled splashbacks. Built-in stainless-steel oven with gas hob and extractor hood above. Open to the utility area with plumbing for automatic washing machine and space for electric dryer. A door opens to the lobby with ground floor W.C.

### Ground Floor W.C.

1.36m x 0.8m

With low level toilet and wash basin.

### Bedroom One

3.86m x 3.64m

A double bedroom with double glazed window to front elevation, decorated in neutral tones, a lovely relaxing room.

### Bedroom Two

3.60m x 3.80m

A generously proportioned double bedroom with ample space for bedroom furniture. Double glazed window to rear elevation and radiator.

### Bedroom Three

2.64m x 2.24m

A single bedroom with double glazed window and radiator.

### Family Bathroom

2.14m x 2.08m

Recently refurbished with contemporary three-piece suite to include: Panelled bath with overhead shower and rain shower. Low level W.C. and vanity unit incorporating the wash basin with useful storage below. Chrome towel heater, double glazed window and laminate flooring.

### Gardens

0.00m x 0.00m (0'0" x 0'0")

There are well maintained gardens to front and rear. The south facing rear garden has an array of colourful shrubbery and mature plantings to borders with paved seating areas, raised flower beds and artificial lawn for ease of maintenance, a wonderful space for the family to enjoy.



### Garage

0.00m x 0.00m (0'0" x 0'0")

The garage has a metal up and over door providing vehicle access. Power and light supplied.

### Location

0.00m x 0.00m (0'0" x 0'0")

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the northwest 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

0.00m x 0.00m (0'0" x 0'0")

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 31 is located to the left hand side.

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## TENURE

The tenure of this property is Freehold.

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## 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/>

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## 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.

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## 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 negotiations 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.

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## 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.

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## 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.

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## AGENTS NOTE

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## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 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)



