



Millhouse Woods Lane, Cottingham, East Riding of
Yorkshire

Asking Price £165,000





KEY FEATURES

- Two Bedrooms
- Open Plan Living
- Immaculately Presented
- Stylish Kitchen
- Turn Key Ready
- First Time Buyers
- Downsizers
- Garden
- Close to Village Centre
- Total Area 56 Square Metres
- EPC rating D



DESCRIPTION

We are proud to present to market this beautifully presented two bedroom terraced house in the heart of Cottingham. Perfect for first time buyers or downsizers, this house is truly turn key ready.

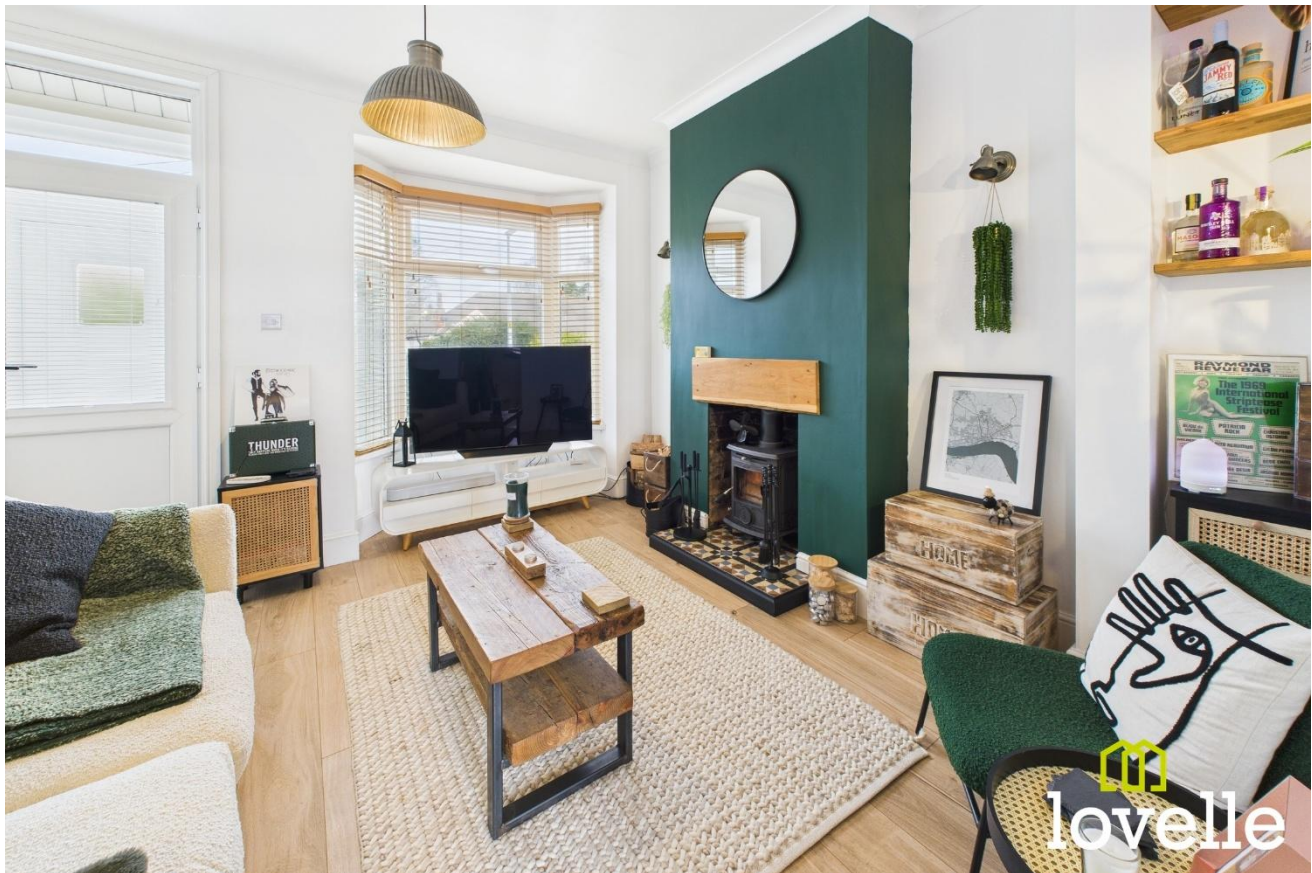
On the ground floor is an open plan living room and kitchen. The living room area has a cosy feel from the feature fireplace housing a log burner. The bay window to the front allows light to flood into the room. The kitchen area has a range of stylish base and wall units with contrasting worktops and white butcher block tiling to splashbacks. The kitchen also features a cosy seating nook. Further on the ground floor is a useful utility room and contemporary house bathroom.

To the first floor are two bedrooms. The main bedroom to the front elevation is the perfect place to rest and unwind after the busy day. A decorative faux fireplace adds a touch of elegance. To the rear of the property is a second generous bedroom overlooking the rear garden.

Outside the property is a low walled garden with path leading to the front door. To the rear of the property is a courtyard with decked area. Beyond the courtyard is a private garden mainly laid to lawn. A brick built outbuilding features power and lighting providing an extra useable space.

Do not delay, book your viewing today!





PARTICULARS OF SALE

Entry

0.41m x 1.49m (1'4" x 4'11")

Providing access to the property.

Living room

3.47m x 3.7m (11'5" x 12'1")

Part of the open plan living the living room provides a cosy feel with the feature fire place housing a log burner. Filled with natural light from the bay window. A wonderful space to relax, unwind or entertain.

Kitchen

2.83m x 3.69m (9'4" x 12'1")

A range of base and wall units with contrasting worktops. White butcher block tiling to splashbacks. Fitted oven, hob and extractor. A cosy seating nook under the stairs offers an extra space to relax. Stairs leading to the first floor and door leading to utility room.

Utility Room

2.35m x 1.67m (7'8" x 5'6")

Base and wall unit to match the kitchen with white butcher block tiling. Space for white goods. Door leading to bathroom and door leading to courtyard.

Bathroom

2.31m x 1.55m (7'7" x 5'1")

Featuring a three piece suite comprising of bath with shower attachment over, low flush WC and hand basin. Grey butcher block tiling to splash areas.

Bedroom

3.17m x 3.8m (10'5" x 12'6")

A double bedroom to the front elevation. A perfect place to rest and recharge after a long day. A decorative faux fireplace adds a touch of elegance to the room.

Bedroom

3.23m x 2.46m (10'7" x 8'1")

A generous bedroom to the rear of the property with window overlooking the rear garden.

Outside

1.36m x 2.22m (4'6" x 7'4")

To the front of the property is a low walled garden with gate, a path leads to the front door. Established shrubs and tree.

To the rear of the property is a courtyard with decked area perfect for sitting and relaxing. A gate provides access to residents footpath. Beyond this is a private garden that is mainly laid to lawn with patio area and raised decking. Some established planting.

Outside is also a brick built outbuilding that has power and lighting, providing an extra useful space.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 55.91 m² 601.81 ft²</p> <p>Reduced headroom 0.14 m² 1.48 ft²</p>
 <p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 1.5 m/5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>

