

Whitakers

Estate Agents



38 Mill Beck Lane, Cottingham, HU16 4EU

£250,000

**** £10,000 allowance toward deposit ** t&cs apply**

Whitakers Estate Agents are pleased to introduce this neatly presented family home which has been extended to offer ample living space for a growing family throughout.

Externally to the front aspect, there is a large paved garden that accommodates off-street parking for multiple vehicles, and a side drive leads to a detached garage.

Upon entering, the resident is greeted by a welcoming entrance hall which follows to a bay fronted sitting room, spacious lounge / dining room and fitted kitchen / breakfast room with rear lobby off that incorporates a cloakroom.

A fixed staircase ascends to the first floor which boasts two double bedrooms with built-in storage, two good bedrooms, and a bathroom furnished with a three-piece suite.

The generously sized rear garden is mainly laid to lawn with gravelled borders, and complimented with patio and wooden decking seating areas.

The accommodation comprises

Front external

Externally to the front aspect, there is a large paved garden that accommodates off-street parking for multiple vehicles.

Ground floor

Hall

UPVC double glazed door with side window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to

Sitting room 11'3" x 10'2" (3.44 x 3.11)



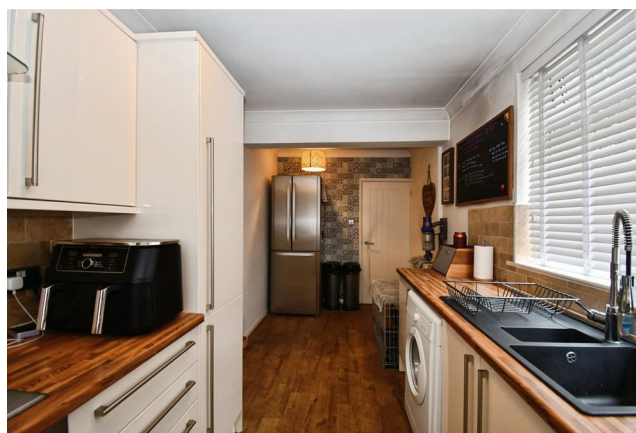
UPVC double glazed bay window, central heating radiator, and carpeted flooring.

Lounge / dining room 10'4" x 17'1" maximum
(3.17 x 5.23 maximum)



Two UPVC double glazed windows, central heating radiator, and laminate flooring.

Kitchen / breakfast room 18'2" x 7'2" (5.56 x 2.20)



Two UPVC double glazed windows, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Rear lobby

UPVC double glazed door, central heating radiator, and laminate flooring.

Cloakroom

UPVC double glazed door, laminate flooring, and furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

First floor

Landing

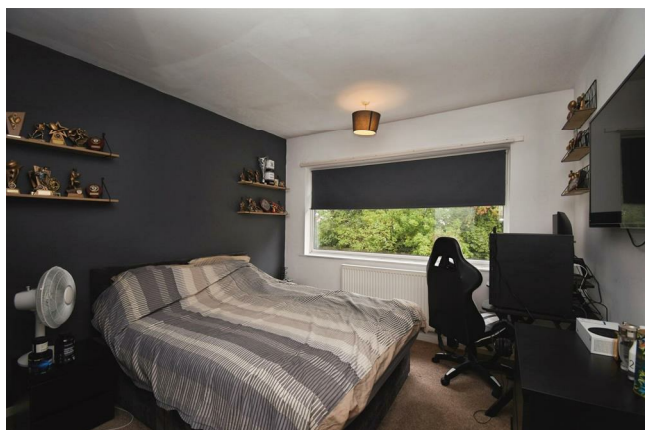
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'11" x 13'8" (3.65 x 4.18)



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom two 12'7" x 10'6" (3.84 x 3.22)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 13'9" x 7'6" maximum (4.20 x 2.31 maximum)



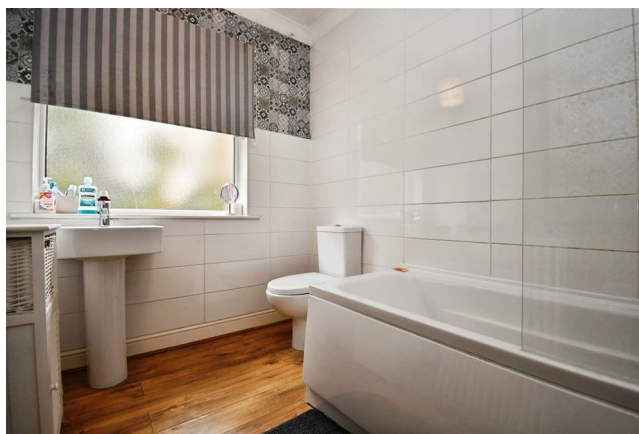
UPVC double glazed window, central heating radiator, and laminate flooring.

Bedroom four 7'11" x 7'1" (2.43 x 2.16)



UPVC double glazed window, central heating radiator, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



The generously sized rear garden is mainly laid to lawn with gravelled borders, and complimented with patio and wooden decking seating areas.

Garage

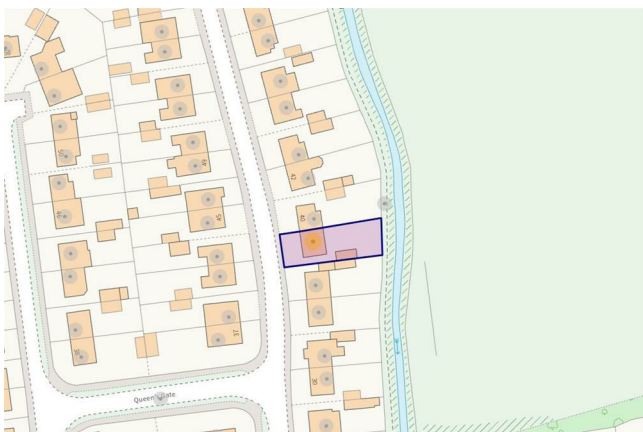


A side drive leads to a detached garage with connection to lighting / power, and accessed via an up-and-over door and personal side door.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenure

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH286038000

Council Tax band - D

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 20 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase

of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

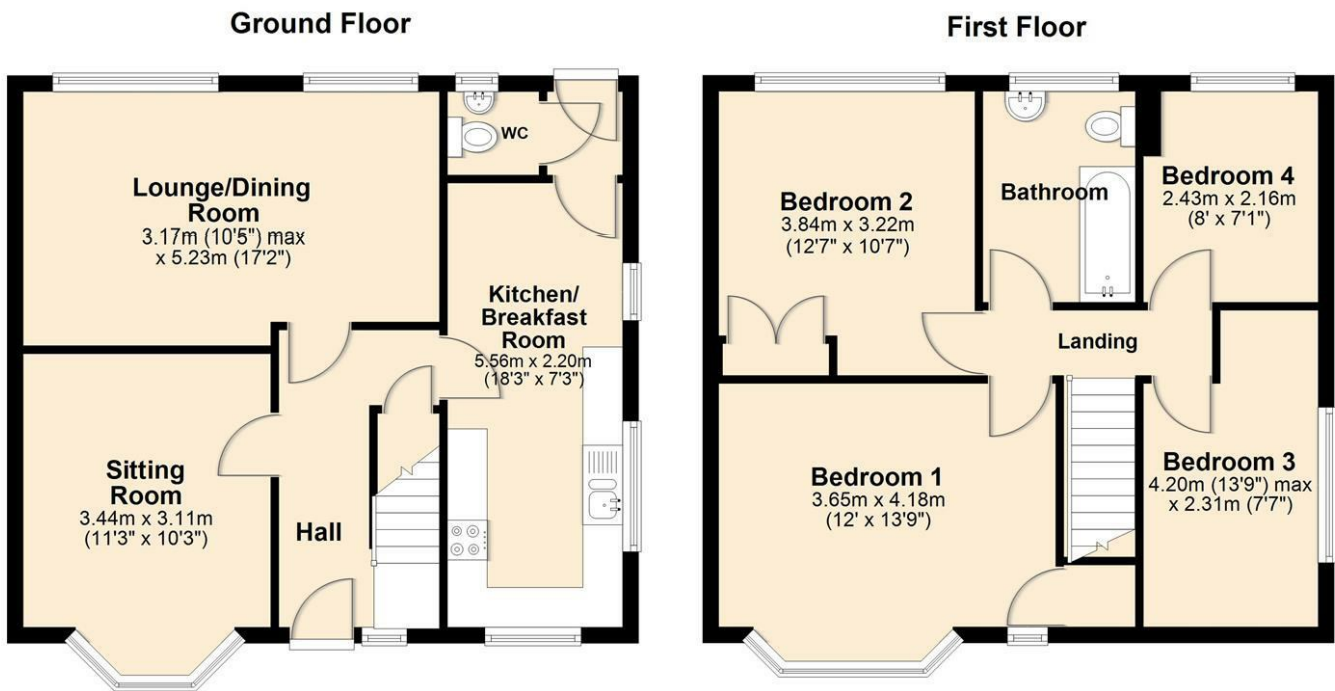
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

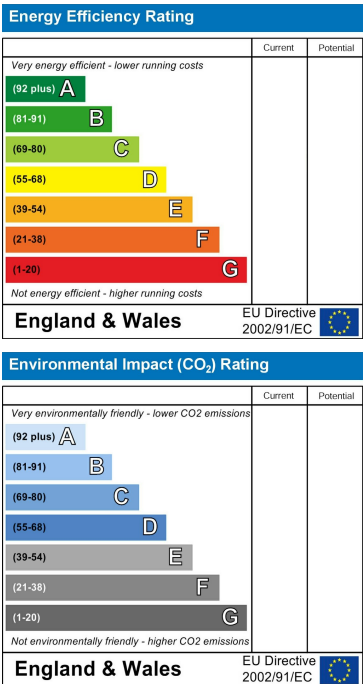
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.