



**QUICK & CLARKE**  
The Property Specialists

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**11 Mill Walk, Cottingham HU16 4RP**  
**Guide Price £389,500**

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Extended traditional family house
- Fabulous open plan living dining kitchen
- Two further reception rooms
- Four bedrooms two bathrooms
- Large southerly facing garden
- Sought after cul-de-sac position
- No onward chain
- Council tax band E
- EPC rating: D

The modest frontage to this traditional house belies a deceptively spacious and characterful house on a large southerly facing plot. Extended by the current owner and now offering flexible accommodation which includes three reception rooms and four bedrooms.

With a beautiful open plan living dining kitchen which overlooks the garden, one of the key features of this property, viewing is highly recommended. Perhaps requiring some cosmetic modernisation in places but benefiting from a modern kitchen and bathroom, this property has great potential.

#### LOCATION

The property is located in an enviable position on a corner plot at the head of the cul-de-sac forming Mill Walk. Mill Walk lies off Snuff Mill Lane which is accessed off the south side of Newgate Street close to its junction with Beck Bank. This leafy and peaceful position provides convenient access into the centre of Cottingham and the railway station.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

A uPVC porch with glass panelled door and window to the side elevation.

##### GROUND FLOOR ENTRANCE HALL

15'5 x 8'11 (4.70m x 2.72m)  
Traditional timber front door with glass panel, open tread staircase to the first floor accommodation and open plan into the dining room.

##### DINING ROOM

17'5 into bay x 11'4 (5.31m into bay x 3.45m)  
Offering flexibility of use and with a walk-in bay window to the front elevation, ornate fireplace housing a gas living flame fire.

##### SITTING ROOM

19' x 11'6 (5.79m x 3.51m)  
A very well-proportioned room with French doors to the south aspect opening onto the patio area of the rear garden. An attractive stone fireplace houses a gas living flame fire.

##### OPEN PLAN LIVING DINING KITCHEN:

##### LIVING AREA

14'2 x 10' (4.32m x 3.05m)  
French doors opening out onto the rear garden.

##### KITCHEN AREA

12'4 x 7'2 (3.76m x 2.18m)  
A beautiful kitchen offering a good range of wall and base storage units with cream fronts, solid granite worksurfaces and matching upstand. Inset stainless steel 1 1/2 bowl sink and drainer. Neff double oven, microwave, washing machine, dishwasher, induction hob with extractor over, fridge and freezer. Overhead roof lantern which creates a light and bright space and further window to the rear elevation.

##### DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising pedestal wash basin and close coupled WC, window to the side elevation.

##### FIRST FLOOR LANDING

9'9 x 8'11 (2.97m x 2.72m)  
Window to the front elevation.

##### BEDROOM 1

16'4 x 8' (4.98m x 2.44m)  
An extension to the rear of the house benefiting from a dual aspect having windows to both front and rear, along with a built-in cupboard.

##### BEDROOM 2

17'11 x 11'4 (5.46m x 3.45m)  
With an extensive range of fitted wardrobes including dressing table, along with a bay window to the front elevation.

##### BEDROOM 3

14'1 x 11'5 (4.29m x 3.48m)  
Fitted wardrobes including dressing table, window to the rear elevation.

##### BEDROOM 4

8'6 x 8'11 (2.59m x 2.72m)  
A single bedroom with built-in wardrobes.

##### BATHROOM

Three piece sanitary suite comprising low level WC, pedestal wash basin and inset bath with tiled surround and overhead shower fitted with power shower pump. Chrome heated towel rail, partially tiled walls and window to the rear elevation.

##### SEPARATE WC

Two piece sanitary suite comprising low level WC and wall hung wash basin with window to the side elevation.

##### OUTSIDE

The property is set back from the head of the cul-de-sac with a wide brick sett drive which provides ample parking for a number of cars. With high hedges on either side there is a good level of privacy to the front of the house. The driveway leads up to the garage.

The rear garden is a key feature of this property being accessed through patio doors both from the sitting room and the living area of the living dining kitchen. There is also a gate to the side of the property providing external access. With a wide patio area to the rear of the house which enjoys the southerly aspect of the garden, there is a large and well-kept central lawn surrounded by well-stocked flower beds. High hedges and mature trees add to the feeling of peace and privacy and there is a further patio area to the rear which will make the most of the evening sun in mid-summer.

##### GARAGE

A single garage with up & over door, rear courtesy door, supplied with light and power.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email [cottingham@qandc.net](mailto:cottingham@qandc.net)



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