



**QUICK & CLARKE**  
The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: cottingham@qandc.net  
www.quickclarke.co.uk



**63 Millhouse Woods Lane, Cottingham HU16 4HA**  
**Guide Price £160,000**

- Charming mid terrace cottage
- Beautifully presented throughout
- Spacious light and airy lounge/dining room
- Contemporary fitted kitchen with built-in appliances
- Modern downstairs bathroom
- Two first floor double bedrooms
- Low maintenance West facing garden
- Viewing an absolute must
- EPC Rating: Awaited; Council Tax Band: B

Located within this ever popular residential area, and offered to the market with no onward chain, this charming modernised cottage is now available to view. Beautifully presented throughout with spacious lounge/dining room, modern fitted kitchen with built-in and integrated appliances and rear lobby with modern bathroom. To the first floor there are two double bedrooms. The property enjoys a fabulous West facing garden designed for low maintenance. Simply ready to key turn and move in, this delightful property awaits its new owners to which a viewing is a definite must.

#### LOCATION

Millhouse Woods Lane is located off Northgate and lies within ease of reach of the centre of Cottingham village.

Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

A door with glazed inserts leads into:

##### ENTRANCE LOBBY

Door leading into:

##### LOUNGE/DINING ROOM

23'3" maximum (into bay) x 12'2" maximum (7.09m maximum (into bay) x 3.71m maximum)  
uPVC double glazed walk-in bay window to the front elevation, varnished floorboards creating a superb 'cottage style' feel, door to stairs leading to the first floor accommodation, and beautiful period cast iron effect fire surround with living flame gas fire.

##### KITCHEN

11'5" x 7'7" (3.48m x 2.31m)  
uPVC double glazed window and door to lobby, an extensive range of contemporary white gloss base and wall units with wood effect work surfaces and tile splashbacks, stainless steel sink unit, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine, stainless steel single electric oven with stainless steel gas hob and stainless steel chimney extractor, all beautifully complemented with tiled flooring.

##### REAR LOBBY

uPVC door leading to rear garden.

##### BATHROOM

7'1" x 5'1" (2.16m x 1.55m)  
uPVC double glazed window to the side elevation, modern three piece suite in white comprising P-shaped bath with curved shower screen and thermostatic shower over, wash hand basin set in modern vanity unit and low level w.c., fully tiled walls to complement with feature mosaic tiles, extractor and towel radiator.

##### FIRST FLOOR

##### LANDING AREA

##### BEDROOM 1

12'2" decreasing to 10'11" x 10'8" (3.71m decreasing to 3.33m x 3.25m)  
uPVC double glazed window to the front elevation and fitted cupboard.

##### BEDROOM 2

10'2" x 7' to wardrobes (3.10m x 2.13m to wardrobes)  
uPVC double glazed window to the rear elevation, fitted wardrobes and shelving providing hanging and storage facilities, to include shelving and further cupboard over the stairs which is shelved out for storage.

##### OUTSIDE

To the front of the property is a small enclosed cottage style garden.

The rear garden is designed for ease of maintenance with decking leading down steps to a paved patio. Timber shed. There is vehicle access from the ten foot, with scope for off street parking which could be created by the new owners, currently parking is provided on-street.

##### 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)



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepx (2024)