



61 Millhouse Woods Lane, Cottingham, HU16 4HA

- Two Bedroom Mid Terrace House
- No Forward Chain
- Lounge Diner
- Ground Floor Shower Room
- Rear Yard Area
- Extended Ground Floor Accommodation
- Front Entrance Porch
- Kitchen with Modern Units
- Two First Floor Two Bedrooms with Wardrobes
- Gas Central Heating System and Double Glazing

Offers In The Region Of £147,500



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Two bedroom mid terrace house, offered for sale with No Forward Chain. The accommodation comprises:- Entrance porch, lounge diner, kitchen, rear lobby, ground floor shower room and two first floor bedrooms. Front forecourt and rear garden/yard area. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

The popular village of Cottingham which lies approximately 5 miles to the north west of the centre of Hull. Good road connections are available as the Humber Bridge northern approach road runs to the west of the village linking the historic town of Beverley with the Humber Bridge and the regions' motorway network.

Entrance Porch

Main front entrance door provides access into the property. Inner door leads into:

Lounge Diner

12'2" x 21'5" (3.716m x 6.533m)

Bay window to the front elevation, fireplace with inset room heater (not tested), three radiators and stairs leading off to the first floor accommodation with under stairs cupboard. Internal feature leaded and stained glass effect window to the kitchen.

Kitchen

12'5" x 7'10" (3.799m x 2.402m)

Fitted with a modern range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Space for slot in cooker, washing machine, slimline dishwasher and upright fridge freezer. Window to the rear elevation and radiator.

Rear Lobby

Side entrance door, radiator and wall mounted gas fired central heating boiler.

Shower Room

5'5" x 6'3" (1.666m x 1.919m)

Suite of shower cubicle with mains plumbed shower, vanity unit with basin and WC. Window to the side elevation, part tiled walls, extractor fan and towel type radiator.

First Floor

Small window to the rear elevation and access to the bedrooms off.

Bedroom One

11'5" to wardrobes x 10'7" (3.480m to wardrobes x 3.230m)

Window to the front elevation, radiator and wardrobes with dressing table.

Bedroom Two

10'3" to back of wardrobes x 10'5" (3.147m to back of wardrobes x 3.186m)

Window to the rear elevation, radiator and range of wardrobes.

Outside

Small front forecourt garden area with side shared passageway access to the rear. The rear is paved with fencing, garden shed and rear pedestrian access to the ten foot.

Energy Performance Certificate

The current energy rating on the property is D (64).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number COH557061000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

61 Millhouse Woods Lane, Cottingham

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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