



2 Butterfield Mews, Cottingham, East Yorkshire, HU16 4BW

- RARELY AVAILABLE
- Two bedroom mews house
- Double glazing
- No chain involved
- Garden to the rear
- Courtyard setting
- Gas central heating
- Close to village centre
- Living room & fitted kitchen
- Parking for two vehicles

Offers Over £190,000



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CENTRAL VILLAGE LOCATION-GREAT FOR ALL LOCAL AMENITIES-RARELY AVAILABLE.

Situated in the popular village of Cottingham and set in a courtyard setting is this two bedroom mews house which are rarely available. With NO CHAIN INVOLVED, viewing is essential to avoid disappointment. With the benefit of gas central heating and double glazing and being close to all the village has to offer, it provides parking to the front of the property for two vehicles. Accommodation comprises an entrance hall, cloakroom, living room and a kitchen to the ground floor. To the first floor are two bedrooms and a bathroom. Enclosed lawn garden to the rear. VIEW NOW.

Location

The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a westerly direction towards the iconic Humber Bridge. Cottingham also has its own mainline railway station with direct access to London Kings Cross. Schooling for all ages is available, being both state and private. The property itself is located off Finkle Street. Turn right into Whiting Close and No 2 Butterfield Mews is the second to end property on the left hand side.

Ground Floor

Entrance

Enter via a double glazed door into the hall.

Entrance Hall

Double radiator. Double glazed window to the front aspect. Stairs leading to the first floor accommodation. Internal doors leading into the cloakroom, living room and kitchen. Under stairs meter cupboard.

Cloakroom

5'4 x 2'8 (1.63m x 0.81m)

Double glazed window to the front aspect with opaque glass. Single radiator. Pedestal wash hand basin and low level flush WC.

Living Room

22'3 x 9'7 max (6.78m x 2.92m max)

Dual aspects with double glazed windows to the front and rear aspects. Two double radiators. Wooden feature fire surround with marble back plate and hearth with a gas fire. TV aerial and point. Telephone point. Plate racks. Coving to the ceiling.

Kitchen

10'0 x 8'2 (3.05m x 2.49m)

Fitted oak kitchen comprising of base, wall and drawer units with contrasting work surfaces. Single sink unit with mixer tap. Induction hob and electric oven. Tiled splash backs. Wall mounted combi boiler. Plumbing for an automatic washing machine. Space for a fridge freezer. Double radiator. Spot lights. Double glazed window to the rear. Coving to the ceiling. Extractor hood. Double glazed door leading outside.

First Floor Landing

Doors leading into the two bedrooms and bathroom. Loft hatch.

Bedroom One

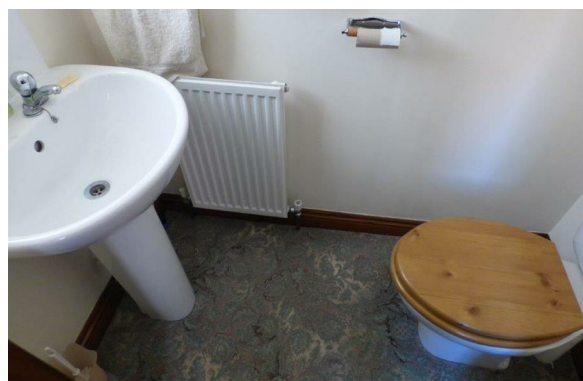
11'2 to wardrobes x 10'8 (3.40m to wardrobes x 3.25m)

Double glazed window to the front. Double radiator. Walk in wardrobe with a radiator. Fitted wardrobes with sliding doors and shelving units. TV point. Telephone point.

Bedroom Two

11'2 x 10'0 (3.40m x 3.05m)

Double glazed window to the rear aspect. Double radiator. Fitted wardrobes and a cupboard with sliding doors. TV point.



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Bathroom

7'4 x 6'5 (2.24m x 1.96m)

Double glazed window to the rear aspect. Heated chrome towel radiator. Panel bath with mixer tap and plumbed in shower, pedestal wash hand basin and low level flush WC. Vent. Tiled splash backs. Shaving point.

External

Brick tiled area to the front providing parking for two cars. To the rear there is an enclosed lawn garden adorned with well stocked borders, plants and shrubs. Wooden shed and block paved area. Side passage way.

Services

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and hot water.

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: COH047002000. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is D(68).

Viewings

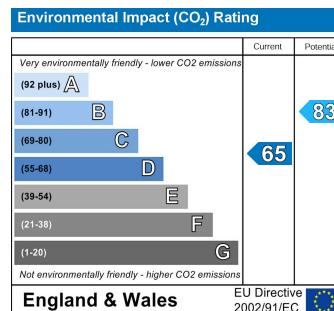
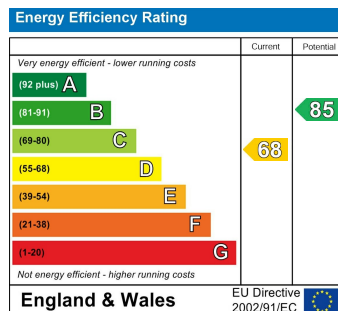
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