



Mill Beck Lane, Cottingham, East Riding of Yorkshire
Asking Price £260,000





KEY FEATURES

- Three Bedrooms
- Semi-detached Property
- Immaculate Presentation
- Driveway & Garage
- Recently Upgraded Kitchen
- Recently Upgraded Bathroom
- Recently Upgraded Heating System
- Fully Double Glazed
- Close To Schools
- Close To Parks
- EPC rating D



DESCRIPTION

To the ground floor is a storm porch with double doors which leads into light & welcoming entrance hallway, providing access to a recently refurbished kitchen diner to the rear & a spacious sitting room to the front of the property, a flight of carpeted stairs lead you up to the first floor accommodation & storage for coats & shoes can be found below the stairs.

The kitchen diner was fully upgraded in 2023, this recent installation features a range of stylish base & wall units, there are contrasting stone-effect work surfaces atop & integrated appliances include a larger fridge freezer, a high-level fan assisted oven, a combination microwave oven, an induction hob with externally-vented extraction over & space has been provided for a dishwasher. The room is flooded in natural daylight from the dual aspect windows & a dining area sits below the window to the side elevation.

Also from the hallway is the sitting room, this is a light & spacious room with a bow bay window to the front of the property. The decor is neutral & light with a feature Oak fire surround framing a Marble hearth & living flame gas fire as the focal point of the room.

Elegant wooden, sliding doors allow for a versatility with the configuration sitting & dining rooms, opening-up the living space from the front to the rear of the property & allowing light to flow through. The dining room is bright & airy with double French doors leading out to the rear patio & garden beyond, the light & neutral decor continues from the sitting room with the floor laid to Oak-effect luxury vinyl tile & there is a door leading through to the kitchen diner, further opening up the ground floor living space.

Up to the first-floor accommodation & via the central landing are three generous bedrooms, two doubles & one single all served by the modern family bathroom, there is access up to the loft area for additional storage via a ceiling hatch with a drop-down ladder.

Bedroom No. 1 is a generous double room to the front of the property & benefits from a full range of fitted wardrobes & an illuminated vanity mirror, this is a bright room due to the large picture window.

Bedroom No. 2 is a further double room, located to the rear of the property & benefitting from a fitted wardrobe, there is large picture window with views out across the rear garden.

Bedroom No. 3 is a single bedroom up to the front of the property, currently used as a home office this could also make a great nursery or a children's bedroom.

The Bathroom was also fully refurbished in 2023 & is well-appointed with a stylish 3 piece suite, comprising of a large walk in cubicle with a thermostatic shower, a large floating wash basin & a close coupled W.C. The decor is bright with stone-effect wall tiling & Oak-effect wall panelling, the floor is laid to luxury vinyl & there is extraction.

Other important works of note are an electrical system upgrade was undertaken in 2018 & an Ideal Logic boiler was installed in 2024, it has been serviced annually & is under warranty



Outside of the property & to the rear is an established private garden, laid to lawn & with two paved seating areas, one to the rear of the garden & a further paved patio adjacent to the house both providing areas to sit & enjoy the sunshine. To the front & side of the property is a block-paved driveway providing off-road parking for multiple vehicles, this leads to the detached garage which is brick-built, with a tiled pitch roof, it offers power, lighting & plumbing for laundry machines.

This fabulous property has been in the same family ownership for over 40 years, it is located within a few moments walk of the Kings Playing fields, a short walk from the Village centre, Cottingham Train Station & several local schools...a wonderful family home that must be seen to be appreciated!



PARTICULARS OF SALE

Storm Porch

0.65m x 1.87m (2'1" x 6'1")

With double uPVC doors to the front garden, there is a tiled floor & access is to the hallway via the original timber & glazed door.

Hallway

3.62m x 1.8m (11'11" x 5'11")

A light and airy hallway, providing access to the Sitting room & Kitchen diner, carpeted stairs lead to the first floor accommodation & additional storage is found under the stairs.

Sitting Room

3.96m x 4.41m (13'0" x 14'6")

Filled with natural light from the large window to the front elevation, featuring a living flame Gas fire & wooden sliding doors which lead through to the dining room.

Kitchen / Diner

5.52m x 2.64m (18'1" x 8'8")

Fully re-fitted in 2023, offering a range of base & wall units with several integrated appliances. There is a door to the dining room, a uPVC glazed door to the rear patio & a dining area adjacent the hallway entrance door. There is window to the side elevation, one to the rear elevation, space is provided for a dishwasher & the newly installed boiler is discreetly located within this room

Dining Room

2.99m x 3.08m (9'10" x 10'1")

Laid to wood-effect vinyl flooring & with double French doors to the rear patio. There is a door to the kitchen & double sliding timber doors to the sitting room allow for open-plan configuration of the ground floor.

Central Landing

2.47m x 1m (8'1" x 3'4")

Providing access to the three bedrooms and family bathroom. There is a window to side elevation and access to loft area.

Bedroom No. 1

3.78m x 2.95m (12'5" x 9'8")

A spacious double bedroom to the front elevation benefitting from a range of fitted bedroom furniture & a large picture window.

Bedroom No. 2

3.72m x 3.55m (12'2" x 11'7")

A further double bedroom to the rear elevation also benefitting from a fitted wardrobe & a large picture window with views across the rear garden.

Bedroom No. 3

2.67m x 2.21m (8'10" x 7'4")

A single bedroom to the front elevation, currently used as a home office.

Bathroom

2.02m x 2.1m (6'7" x 6'11")

Benefitting from a recent full renovation. Fully-tiled with Travertine style tiling & cushion flooring. Offering a modern, three-piece suite comprising of a large walk-in cubicle with thermostatic shower & glass screen, a floating wash basin & a close-coupled W.C. There is extraction a chrome towel radiator.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾
89.8 m²
968 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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