



No. 54 Mill Beck Lane, Cottingham  
Cottingham, East Riding of Yorkshire

Guide Price: £220,000





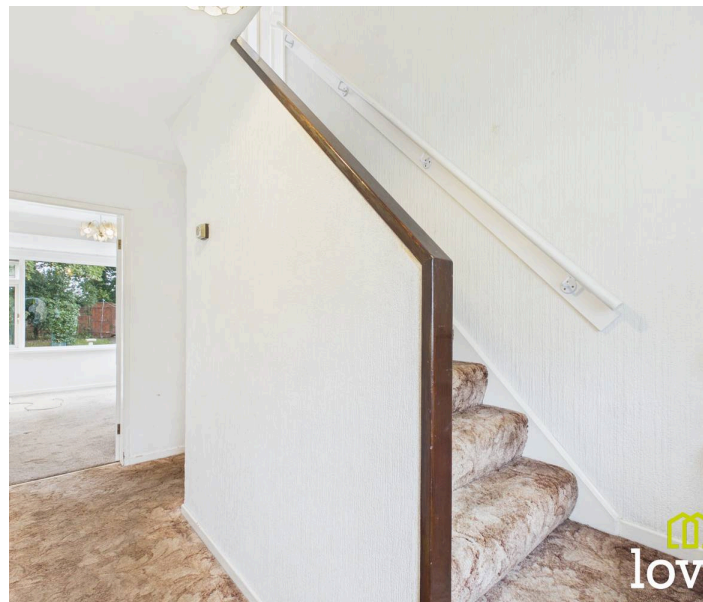


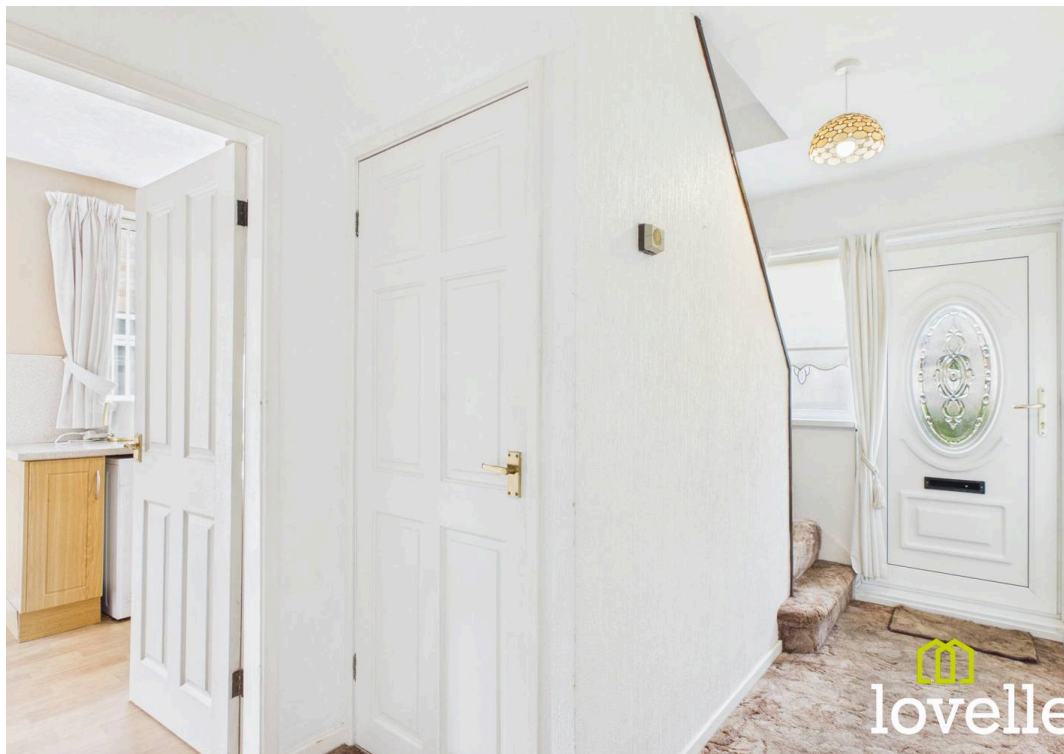
## 54 Mill Beck Lane

### Cottingham

Nestled in the heart of a popular village location this three bedroom, semi-detached house presents an exciting opportunity for first-time buyers, developers or those seeking a project to make their own. The property boasts generous proportions throughout including three well-sized double bedrooms that offer ample space, two versatile reception rooms with large windows inviting in streams of natural light to create a bright and welcoming atmosphere. The kitchen & bathroom are ready for modernisation & a full programme of renovations & upgrades is recommended throughout the property, allowing the new owners to tailor the home to your own tastes & requirements, the asking price does reflect the redevelopment works required within this property!

With its classic, semi-detached layout the property combines a sense of privacy with the convenience of village living. Families will appreciate the close proximity to reputable local schools, while the nearby parks offer green open spaces for recreation & leisure. Additional features include a private driveway & detached garage, ensuring parking is available & offering valuable storage or workshop potential. There is a spacious rear garden, perfect for outdoor entertaining & with a generous size providing an ideal canvas, with mature shrubs & trees, creating seclusion & tranquillity. There is a gate in the rear fence which leads out to the beck-side walk-way for private & restorative walks alongside a calming, babbling brook with parks & all of the village amenities just a short stroll away!





### Hallway

12' 1" x 2' 11" (3.69m x 0.90m)

A light and airy hallway, providing access to both reception rooms & the kitchen, carpeted stairs lead to the first floor accommodation & additional storage is found under the stairs.

### Sitting Room

23' 5" x 10' 1" (7.14m x 3.08m)

Filled with natural light from the large bay window to the front elevation & large window to the rear over looking the private garden, featuring a living flame Gas fire & laid to carpet with central heating radiators. There is a door providing access to the second reception / dining room.

### Dining Room

13' 8" x 6' 8" (4.17m x 2.04m)

A spacious dining room, laid to carpet with a walk-in bay window to the rear elevation & a central heating radiator. There is access to the main sitting room & the hallway, which would allow for an open plan configuration.

### Kitchen

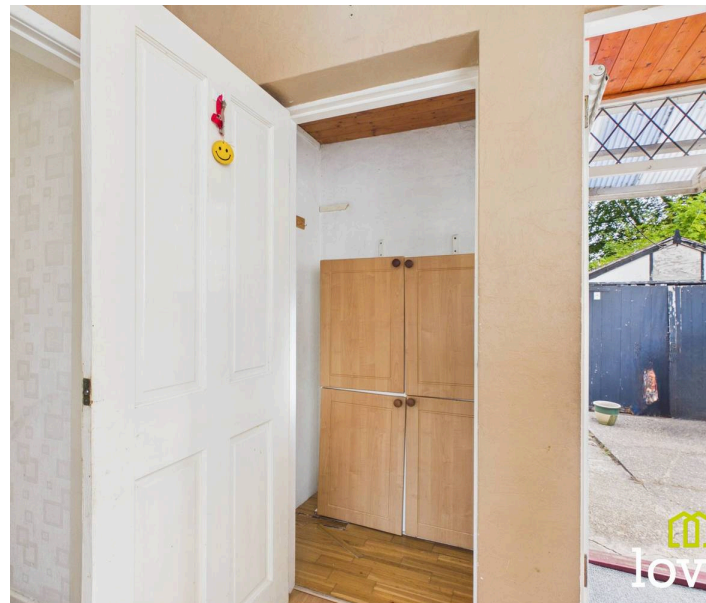
12' 11" x 7' 6" (3.94m x 2.29m)

Offering a range of base & wall units with contrasting worksurfaces over & under-cupboard lighting, freestanding appliances include a gas cooker with a four ring hob, a washing machine & a fridge/freezer. There is a door to the rear lobby which provides access to the garden beyond, there is a walk-in a pantry cupboard with a window to the rear lobby & the room is laid to cushion flooring. There are dual-aspect windows to the side elevation & front elevations.

### Pantry

2' 8" x 4' 0" (0.82m x 1.21m)

A spacious pantry cupboard accessed directly off the kitchen, providing extra storage for small appliances & ample ambient food storage, laid to cushion flooring & with a louvered window to the rear lobby.



**Rear Lobby**

2' 10" x 3' 3" (0.87m x 0.99m)

A glazed & timber addition to the property linking the kitchen to the driveway, garage & rear garden & a convenient store for boots & shoes.

**Landing**

2' 9" x 6' 4" (0.84m x 1.92m)

A central landing providing access to the three double bedrooms, family bathroom & partially-boarded loft area via a ceiling hatch with aluminium telescopic ladders.

**Bedroom No. 1**

12' 1" x 13' 11" (3.68m x 4.23m)

A generous double bedroom with fitted wardrobes & a large closet. Laid to carpet, with a central heating radiator & dual-aspect windows to the front elevation, one being a walk-in bay.

**Bedroom No. 2**

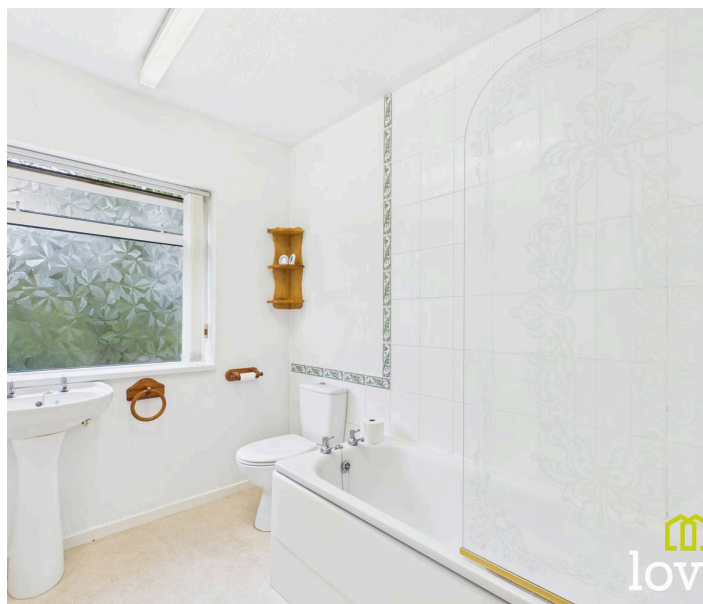
11' 9" x 8' 10" (3.57m x 2.68m)

A further generous double bedroom with a linen storage cupboard, a range of fitted bedroom furniture including a dressing table with vanity mirror. There is a large window to the rear elevation, the room is laid to carpet & there is a central heating radiator.

**Bedroom No. 3**

12' 11" x 7' 7" (3.93m x 2.31m)

A spacious double bedroom to the side of the property, laid to carpet, fitted with a central heating radiator & boasting a large South-facing window.





### Bathroom

8' 8" x 6' 3" (2.64m x 1.91m)

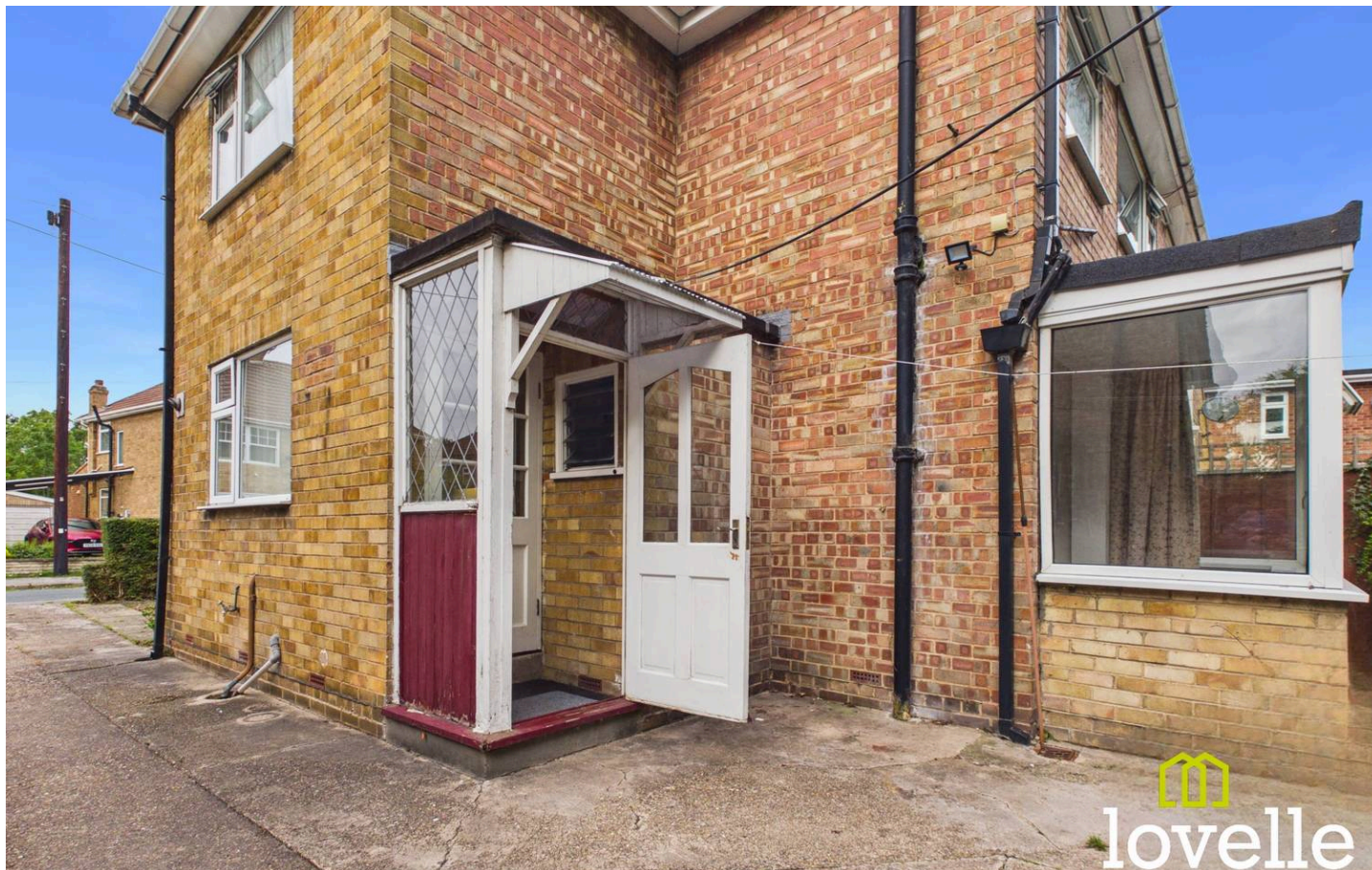
A large family bathroom, tiled to the splash areas & offering a three-piece suite. There is an electric shower over a bath tub with a glass screen, a close-coupled W.C. a pedestal wash basin & an obscured window to the rear elevation. Offering the opportunity to modernise & with space for a separate shower cubicle to the bath tub, following reconfiguration.

### Loft Storage Area

16' 10" x 22' 1" (5.12m x 6.73m)

A partially boarded & fully-insulated loft area, accessed via a telescopic ladder from the central landing. Offering the opportunity for further boarding to increase storage capacity.







## **FRONT GARDEN**

To the front & side of the property is a paved driveway providing off-road parking for multiple vehicles & leads down to the detached garage & garden beyond.

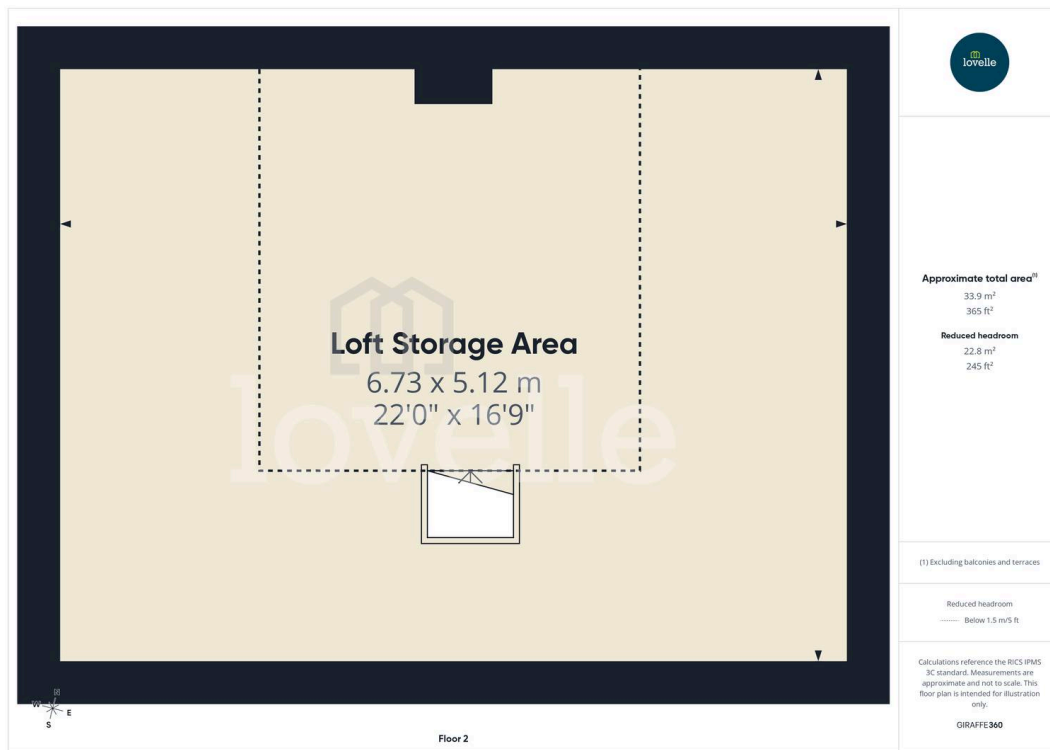
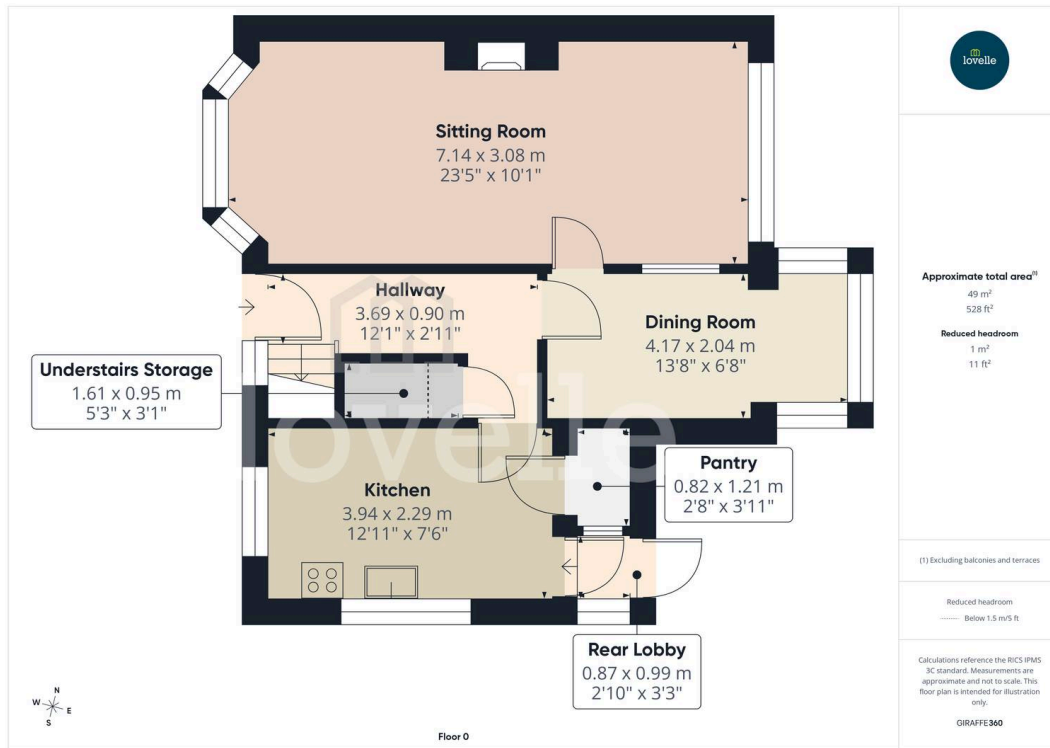
## **REAR GARDEN**

To the rear of the property is an established private garden, laid mainly to lawn & with paved walk-ways & seating areas. There is a greenhouse & a timber garden shed for the keen gardeners!

To the front & side of the property is the driveway, bordered by attractive planting & adding to the property's kerb appeal. Providing off-road parking for several vehicles & leading down to the detached garage, which not only serves as secure parking if required but also offers additional storage.

This property is brimming with potential, it awaits a new lease of life through modernisation & a new owners' personal touch!

- Potential to Reconfigure
- Single Garage
- Full Renovation Opportunity
- Close to Schools
- Close to Parks & Sports Facilities
- First-Time-Buyer Opportunity
- Popular Village Location
- Three Double Bedrooms
- Driveway & Garage
- Two Reception Rooms
- Tenure: Freehold
- Council Tax Band: C
- E.P.C Rating: D



## **VIEWING**

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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.

## **MORTGAGE ADVICE**

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

## **AGENTS NOTE**

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## **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 <https://www.lovelle.co.uk/privacy-policy/> 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.

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.



## Lovelle Cottingham / Hull

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