



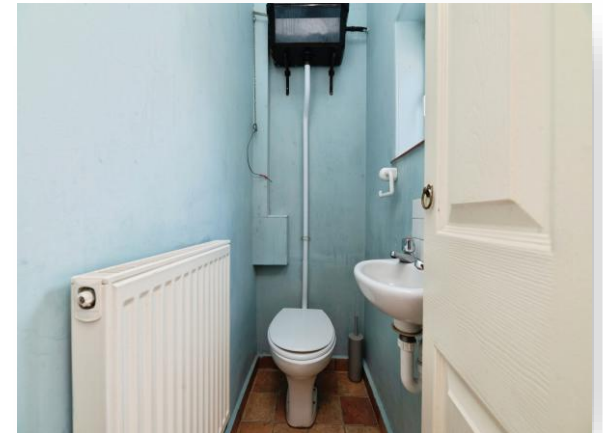
Mill Beck Lane, Cottingham HU16 4ET

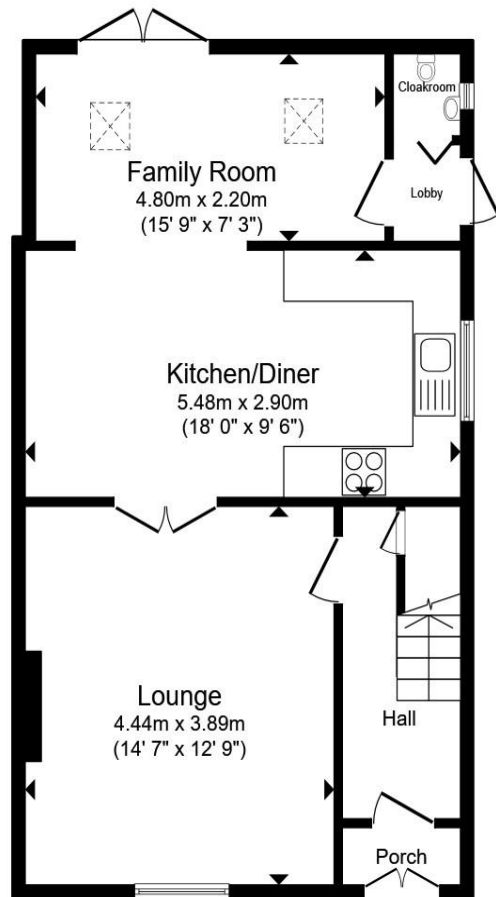
welcome to

Mill Beck Lane, Cottingham

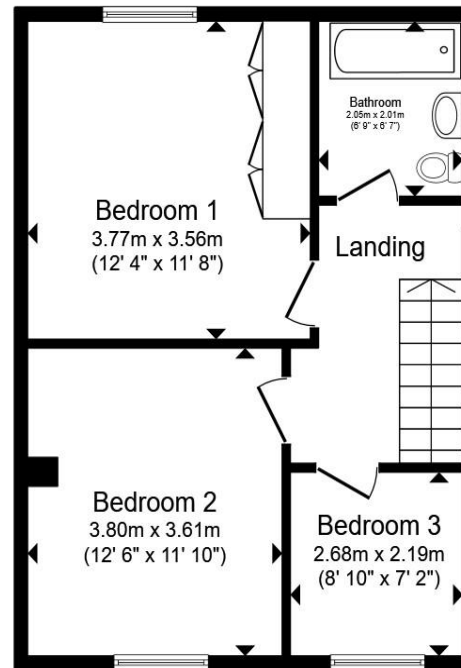
GUIDE PRICE £220,000 - £240,000

Semi-Detached Home For Sale in Cottingham with - Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, Family Room, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Side Driveway & Garage! Call and book yours now!





Ground Floor



First Floor

Total floor area 92.6 m² (997 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Entrance Hall

Lounge

Kitchen/Diner

Family Room

Lobby

Cloakroom

First Floor

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Front Garden

Rear Garden

Garage

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Mill Beck Lane, Cottingham

- GUIDE PRICE £220,000 - £240,000
- Semi-Detached Home On Mill Beck Lane In Cottingham
- 3 Bedrooms
- Lounge & Kitchen/Diner & Family Room
- Ground Floor Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111398



Property Ref:
WBY111398 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk