



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





KEY FEATURES

- Three Bedrooms
- Semi-Detached Property
- Large Reception Room
- Updated Bathroom
- Garage & Driveway
- Kitchen Diner
- Mature Private Garden
- Fully Double Glazed
- Opportunity To Modernise
- Village Location
- EPC rating C
- No Chain



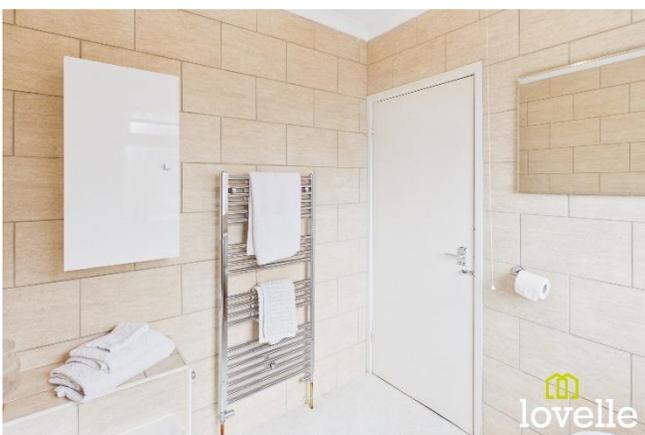
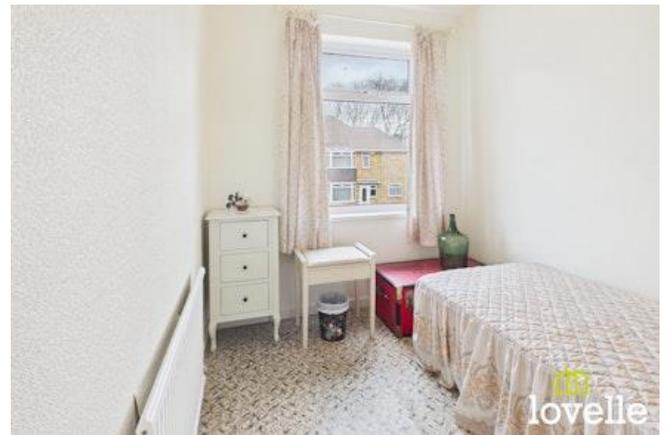
DESCRIPTION

We are proud to present this extended, three bedroom, semi-detached house on the popular Mill Beck Lane. Loved by its previous owners this property is now ready for a new family to make their own and offered to the market with no chain.

To the ground floor is a light and spacious entrance hallway, providing access to a generous kitchen diner featuring a mix of base and wall units and space for white goods. From the hallway are two reception rooms joined by double glass doors allowing light to flow from the front to the rear of the property. To the rear of the ground floor is a study overlooking the enclosed rear garden.

To the first floor is a bright and airy central landing, from here are three generous bedrooms, two double and one single all served by the updated and refurbished family bathroom. There is access to the loft area for additional storage via a telescopic ladder.

Outside the property has established rear garden laid to lawn with a mix of planting shrubs and trees. The driveway provides off street parking and leads to the garage. The front garden is mainly gravelled with a low hedge to the front, which can provide additional parking if required.





PARTICULARS OF SALE

Entrance Porch

1.87m x 0.66m (6'1" x 2'2")

A convenient porchway accessed from the front garden via double doors

Hallway

1.79m x 3.63m (5'11" x 11'11")

A light and airy hallway, providing access to Sitting Room and Dining Kitchen. Stairs lead to first floor accommodation and there is additional understairs storage.

Sitting Room

3.94m x 4.35m (12'11" x 14'4")

Filled with natural light from the window to the front elevation. Feature open fireplace. Glass double doors lead to the dining room.

Dining Room & Study Area

3.09m x 5.44m (10'1" x 17'10")

A spacious and extended room with large picture window with views across the rear garden. A glazed door and window lead into the kitchen.

Kitchen Diner

2.64m x 5.5m (8'8" x 18'0")

A mix of base and wall units in high-gloss white with contrasting walnut-effect worksurfaces. Tiles to splashback areas. Window to side and rear elevation and window to the study area. There is a door leading to the rear lobby and ground floor W.C.

Lobby

0.72m x 0.84m (2'5" x 2'10")

A lobby area leading from the kitchen diner and providing access to the side driveway and Ground Floor W.C. there is a small loft hatch to the extension roof space.

Ground Floor W.C

0.82m x 1.35m (2'8" x 4'5")

Half-tiled, with a window to the side elevation and a central heating radiator. With a tiled floor and a close-coupled W.C.

Landing

1.11m x 2.48m (3'7" x 8'1")

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

Bedroom No. 1

3.57m x 3.77m (11'8" x 12'5")

A double bedroom to the front elevation benefitting from a range of fitted wardrobes.

Bedroom No. 2

3.16m x 3.54m (10'5" x 11'7")

A double bedroom to the rear elevation also benefitting from a range of fitted wardrobes.

Bedroom No. 3

2.19m x 2.64m (7'2" x 8'7")

A single bedroom to the front elevation.



Bathroom

2.02m x 2.07m (6'7" x 6'10")

Benefitting from being renovated and upgraded. Fully-tiled with Travertine style tiling and cushion flooring. Offering a modern, three-piece bathroom suite comprising of a full-size bath with thermostatic shower over and glass screen, a pedestal wash basin with tower mixer tap and close-coupled W.C. There is a white high-gloss vanity cupboard and a chrome towel radiator.

Garage

A garage with up and over door, side personnel door and window to side elevation.

Gardens

To the front of the property is a driveway providing off street parking. A front garden laid to gravel and a low hedge.

To the rear is a private garden that is mainly laid to lawn with shrubs and hedges to the side and rear perimeter. A path leads to a raised lawned area with a mature Apple tree and further mature planting.

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

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.

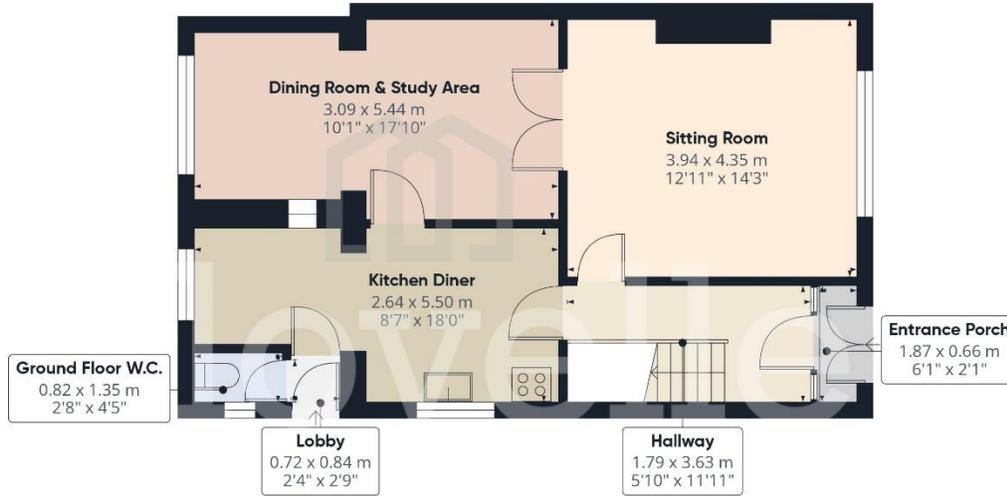
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
94.3 m²
1016 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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