



Millhouse Woods Lane, Cottingham, East Riding of Yorkshire
£220,000





KEY FEATURES

- Superb Semi Detached Property
- Excellent Central Cottingham Location
- Tons Of Potential!
- Private West Facing Garden
- Lounge & Dining Room
- Fitted Kitchen
- Three Good Sized Bedrooms
- Bathroom & Downstairs WC
- Garage & Driveway
- EPC rating TBC



DESCRIPTION

Offered to the market with no chain, this superb semi-detached property has been owned by the same family for over 60 years and now offers a fabulous opportunity for a purchaser to make it their own! Situated in a central Cottingham location, the property boasts a great sized West facing rear garden and a detached garage.

The property is entered via a uPVC porch and through an additional entrance door into a welcoming hallway. To the front of the property is a lovely lounge with walk in bay window and a chimney breast with feature fireplace. Towards the rear of the property is the dining room which spans the width of the property and offers space and versatility to have a dining area and additional sitting area. The kitchen is located off the dining room which is fitted with a range of wall and base units, has access to the ground floor WC and door leading to the garden.

To the first floor there is a family bathroom fitted with a three piece suite and there are three well proportioned bedrooms, all benefitting from fitted furniture. There is a fixed staircase from the landing to the loft space which has eaves storage and a window to the side elevation.

Externally, the property has lots to offer! There is a lovely front garden standing behind a mature hedge, along with a dropped kerb and parking space for one vehicle. There is a detached garage with electric vehicle door and secure access leading to the rear garden. The rear garden is surprisingly spacious and enjoys a private position with a patio area, but would benefit from the landscaping.





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PARTICULARS OF SALE

Entrance

Entrance to the property is via a uPVC entrance porch with double doors, with an additional entrance door leading to the hallway. The hallway has stairs to the first floor accommodation with storage cupboard beneath, access to the lounge and dining room, coving to the ceiling and central heating radiator.

Lounge

With feature brick fire surround, uPVC bay window to the front elevation, coving to the ceiling and central heating radiator.

Dining Room

With feature gas fire, beams to ceiling, dado rail, uPVC windows to the side and rear, and central heating radiator.

Kitchen

Fitted with a range of wall and base units with integrated oven and hob with extractor above, sink and drainer, and fridge. uPVC windows to the side and rear and door to the side elevation.

Downstairs WC

Low flush WC and window to the rear elevation.

First Floor Accommodation

Landing

With fixed staircase and uPVC window to the side elevation.

Bedroom One

With a bank of fitted sliding wardrobes to one wall, uPVC bay window to the front elevation, coving to the ceiling and central heating radiator.

Bedroom Two

With fitted furniture including wardrobes and overhead units, uPVC window to the rear elevation, coving to ceiling and central heating radiator.

Bedroom Three

With fitted furniture including wardrobes and overhead units, uPVC window to the rear elevation and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low flush WC and pedestal wash hand basin. uPVC window to the front elevation and central heating radiator.

Loft Room

With window to the side elevation and eaves storage.



External

Frontage

Property stands behind a mature hedge and benefits from a driveway providing off street parking for one vehicle.

Rear Garden

Enjoying a Westerly facing and private position, the rear garden is a great size and would benefit from some landscaping.

Garage

With electric up and over vehicle door, rear access door, power and lighting.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

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.

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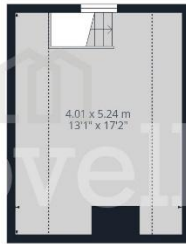
FLOOR PLANS



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

101.1 m²
1088 ft²

Reduced headroom

7.4 m²
79 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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