



Mill Beck Lane, Cottingham
Asking Price: £285,000





KEY FEATURES

- Semi- Detached
- Vastly Extended Property
- Turn Key Ready
- Three Bedrooms
- Large Driveway for Parking
- Access to the Beck at the rear garden
- Garage
- Sought After Location
- EPC TBC
- Council Tax C



DESCRIPTION

To the ground floor is a light and spacious entrance hallway, providing access to a generously extended kitchen diner and play area, featuring a mix of base and wall units with a range cooker. From the hallway is the reception room joined by stylish wooden sliding doors allowing light to flow from the front to the rear of the property.

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

Outside the property has established a fabulous rear garden laid to lawn with two decking seating areas. There is also access through to the Beck via a private gate at the rear of the garden. The large driveway provides off street parking for multiple cars and leads to the garage. The front garden is paved and graveled with a low maintenance tree, shrubbery and plants. Providing plenty of additional parking if required.

This property is truly outstanding and must be seen to appreciate!





PARTICULARS OF SALE

Hallway

4.36m x 1.8m (14'4" x 5'11")

A light and airy hallway, providing access to the reception room, dining room /kitchen and play area. With stairs leading to the first floor accommodation and there is additional understairs storage.

Reception Room

4.37m x 3.94m (14'4" x 12'11")

Filled with natural light from the window to the front elevation. Feature electric fireplace. Stylish wooden sliding doors leading to the dining area.

Kitchen / Diner

5.71m x 2.93m (18'8" x 9'7")

Kitchen

5.74m x 3.71m (18'10" x 12'2")

The heart of the home! With a mix of base and wall units with contrasting walnut-effect worksurfaces. Tiles to splashback areas. Windows to the side and rear elevation and two skylights in the large extension allowing for plenty of natural light flooding throughout. The stylish range cooker to provide for family needs and a pantry cupboard.

With the separate dining area and play area to allow for family life. With glass doors to the rear to enter the private garden, and one to the side providing access to the driveway and garage.

There is a door leading back to the hallway to find the stairway for the first-floor accommodation, with the under stairs storage cupboard.

Landing

2.54m x 0.98m (8'4" x 3'2")

Up to the first-floor accommodation is the three good sized bedrooms, family bathroom and loft hatch .

Bedroom One

3.75m x 3.59m (12'4" x 11'10")

The main bedroom overlooking the private rear garden with the window to the rear elevation and fitted wardrobes and units.

Bedroom Two

3.8m x 3.61m (12'6" x 11'10")

A good sized double bedroom with the window to the front elevation offering neutral décor throughout.

Bedroom Three

2.63m x 2.19m (8'7" x 7'2")

The third bedroom with the window to the front elevation offering natural light and neutral décor.

Bathroom

2.11m x 2.02m (6'11" x 6'7")

Offering a modern, three-piece bathroom suite comprising of a full-size bath with shower over and glass screen, a wash basin with storage, tower mixer tap and close-coupled W.C. There is also a chrome towel radiator and the window to the rear elevation.



Outside

To the rear of the property has established a fabulous rear garden laid to lawn with two decking seating areas. There is also access through to the Beck via a private gate at the rear of the garden. To the front is the large driveway providing off street parking for multiple cars which leads to the garage. The front garden is paved and graveled with a low maintenance tree, shrubbery and plants. Providing plenty of additional parking if required.

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.

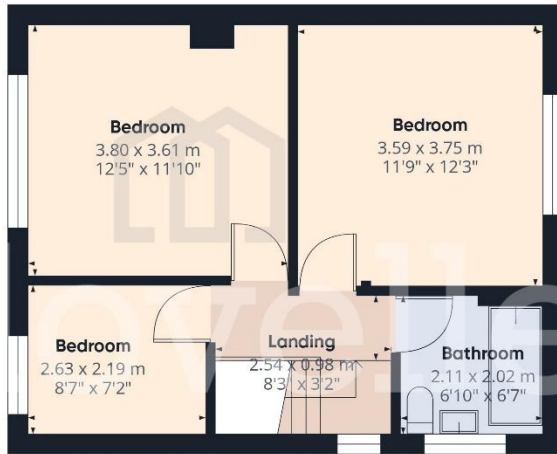
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FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
100 m²
1076 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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