



Millhouse Woods Lane, Cottingham,
East Riding of Yorkshire
Asking Price £155,000





KEY FEATURES

- Two Double Bedrooms
- Very Popular Location
- Charming Period Features
- First Time Buyer Opportunity
- Fully Refurbished Throughout
- Private garden
- Close to Cottingham Train Station
- Air Conditioned & Air Source Heat Pump
- New Roof
- Turn-Key Property
- EPC rating E



DESCRIPTION

We bring to you this beautifully presented, fully refurbished, two bedroom terraced house in the heart of Cottingham. Perfect for first time buyers or those looking to down-size, this house is a true turn-key property!

On the ground floor is an open plan living room and kitchen. The living room area has a cosy feel from the feature fireplace of exposed brick housing a log burner. The bay window to the front of the property allows light to flood the room. The newly-installed air conditioning will effectively and efficiently cool this area in Summer and provide heating in winter.

The property benefits from a replacement roof, newly installed uPVC fascias soffits and rainwater goods, a significant investment in exterior insulation and an air source heat pump system.

The kitchen area has a range of stylish base and wall units in high-gloss white with contrasting Dove Grey worksurfaces, it features a fan-assisted electric oven an induction hob and a stylish stainless steel sink with Swan-neck mixer tap over.

Leading from the kitchen is rear lobby area with a glazed uPVC door to the rear garden and a door to the a newly installed, contemporary bathroom. There is a three-piece suite comprising of a wash basin set within a vanity unit, a close-coupled W.C and walk-in shower cubicle with and electric power shower. There is a window onto the garden and extraction.

To the first floor are two bedrooms, the main bedroom to the front elevation is the perfect place to rest and unwind after the busy day, there is a built-in wardrobe for extra storage and the period feature fireplace adds a touch of elegance. To the rear of the property is a second generous bedroom overlooking the rear garden, also benefitting form the original period fireplace as a focal point.

Outside to the front the property is a low maintenance garden behind a freshly-rendered wall. laid to ash coloured gravel within resin, this provides a striking contrast to the white painted walls of the house.

Outside and to the rear of the property is a courtyard garden which is laid to resin with gravel and beyond the courtyard is mainly laid to lawn and benefitting for a replacement fence around the perimeter.

This property is ready and waiting for its' new owners to move in, unpack and enjoy immediately!





PARTICULARS OF SALE

Kitchen / Living Area

6.47m x 3.71m (21'2" x 12'2")

Step into this stylish property you will find the open plan living, dining and kitchen area. Fully renovated with an electric log burner and feature fireplace.

A newly-installed kitchen fitted with integrated washing machine, fan assisted oven and induction hob. A mix of base and wall units in high-gloss white with contrasting Dove Grey worksurfaces. The large, open-plan room features air conditioning, perfect for year-round heating or cooling.

Bathroom

3.37m x 1.18m (11'1" x 3'11")

Fully renovated and completely modernised, featuring a walk-in shower cubicle, close-coupled W.C and a wash basin within a vanity unit. There is a large window to the side elevation allowing for natural daylight to flood the room.

Bedroom No. 1

3.14m x 3.35m (10'4" x 11'0")

A generous double bedroom to the front of the property, the modern and fresh décor compliments the period feature fireplace perfectly. There is a large window to the front of the property and access to the loft storage area via a large hatch with telescopic ladder.

Bedroom No. 2

3.19m x 2.54m (10'6" x 8'4")

A second generous double bedroom to the rear of the property. Again with modern and fresh décor and a period feature fireplace. There is a window to the rear of the property which makes this a bright and airy room.

Outside Front & Rear

To the front of the property is a low maintenance gravelled garden set behind a rendered wall, dark ash coloured gravel within resin compliments the bright white of the front wall of the property. To the rear of the property is a courtyard area, set to a resin patio. There is a lawn area which benefits from a newly erected fence to the perimeter.



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:-

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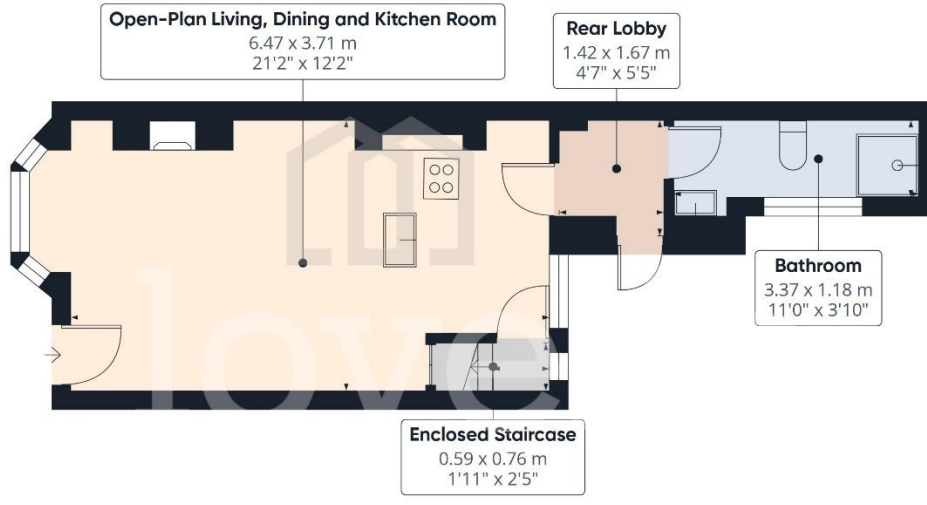
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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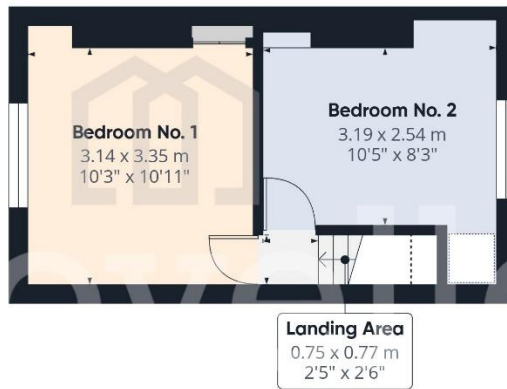


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
50.9 m²
547 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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