



SYMONDS + GREENHAM

Estate and Letting Agents



2 Mill Beck Lane, Cottingham, HU16 4EU

Offers over £200,000

Symonds and Greenham are delighted to bring to the market this three bedroom semi detached home, situated on the ever popular Mill Beck Lane in the heart of Cottingham village. Tucked away on a quiet residential street yet just a stone's throw from the village centre and its excellent range of amenities, the property is ideally placed for those seeking convenience combined with a peaceful setting.

The property has been well cared for over the years and presents an excellent opportunity for a purchaser to modernise and refurbish to their own taste, creating a fantastic long term home in one of the area's most desirable village locations.

The accommodation briefly comprises a welcoming entrance hall, a spacious open plan living and dining room offering excellent reception space, and a fitted kitchen to the ground floor.

To the first floor are three good sized bedrooms along with a shower room.

Externally, the property enjoys a generous and secluded rear garden providing plenty of outdoor space and privacy. There is also a garage and a side driveway offering convenient off street parking.

Offering excellent potential in a highly sought after location, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

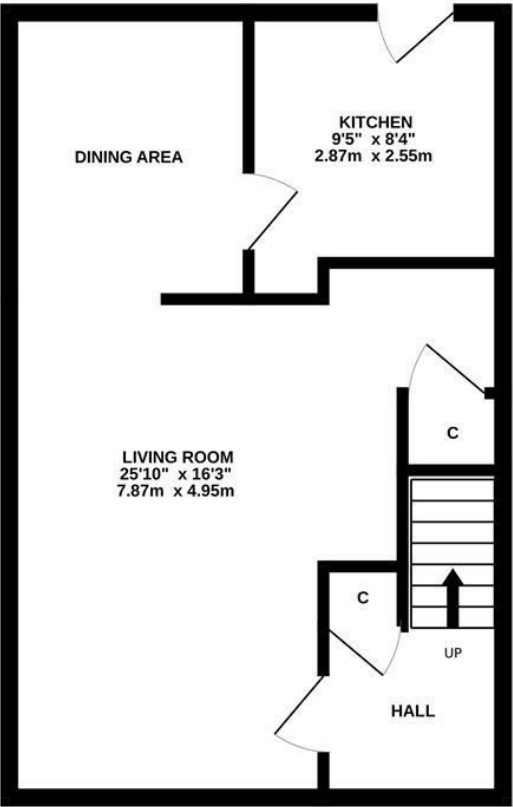
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

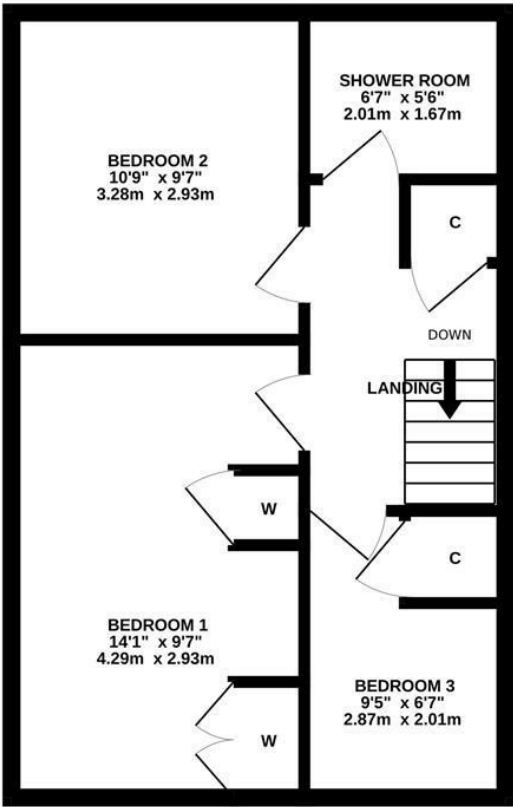
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

