Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
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21 Mill Beck Lane, Cottingham HU16 4ET

£254,000

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- Extended semi-detached family home
- In excess of 1,000 square feet
- Well-presented throughout
- Three reception rooms
- Modern fitted kitchen and utility
- Three bedrooms and first floor bathroom
- Enclosed west facing rear garden
- Driveway and garage
- Council tax band C
- EPC Rating E

Located within an extremely popular area, we are delighted to present to the market this exceptional extended semi-detached family home.

The property enjoys uPVC double glazing and gas central heating and in brief benefits from entrance porch, entrance hallway, lounge, dining room, day room, modern fitted kitchen extending into a utility area, rear lobby and downstairs WC. To the first floor there are three bedrooms, two of which are fitted, and a modern bathroom. A side driveway provides off-street parking and leads to a single garage, the rear west facing garden is well-tended and provides great outdoor space.

Simply ready to move into, this property deserves an early viewing to fully appreciate the wealth of accommodation on offer.

LOCATION

Mill Beck Lane is located off Northgate and provides ease of access into the village centre.

Cottingham is said to be the largest village in England and is ideally located on the Northern outskirts of Hull, with the countryside of the Yorkshire Wolds as its backdrop and the city centre a short drive away. Located only 6 miles from the historical market town of Beverley you are surrounded by places of interest and, with the local train station and bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping, and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with four primary schools and Cottingham High School, along with Hymers College and Hull Collegiate within reach. With local shops, eateries and two supermarkets, Cottingham has such a great vibe for all age groups, making this East Riding village a popular location for all.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
A uPVC door give access to the entrance porch which in turns leads into the entrance hallway.

ENTRANCE HALLWAY
Having staircase leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters.

LOUNGE
14'5 x 11'11 (4.39m x 3.63m)
uPVC double glazed window to the front elevation, oak fireplace with electric fire and TV aerial point. Oak glazed bi-fold doors provide access into the dining room.

DINING ROOM
10'4 x 9'5 (3.15m x 2.87m)
Oak bi-fold doors leading into the day room and opening into kitchen.

DAY ROOM
9'2 x 7'6 (2.79m x 2.29m)
Velux roof window with electric control point and sliding patio doors to the rear elevation enjoying views of the garden.

KITCHEN / UTILITY
9'7 x 8'7 plus 8'7 x 6'3 (2.92m x 2.62m plus 2.62m x 1.91m)
uPVC double glazed windows to the side and rear elevations. An extensive range of ivory shaker style base and wall units with worksurfaces and splashbacks. Stainless steel gas hob and electric fan oven, 1 1/4 sink unit with drainer and mixer tap, and gas central heating boiler. The utility area has space and plumbing for washing machine and has lovely views over the rear garden.

REAR LOBBY
With door to garden and wash basin.

DOWNSTAIRS WC
uPVC double glazed window to the side elevation and low level WC.

FIRST FLOOR

LANDING
uPVC double glazed window to the side elevation.

BEDROOM 1
11' x 10'1 to sliderobes (3.35m x 3.07m to sliderobes)
uPVC double glazed window to the rear elevation, modern sliderobes provide hanging and storage facilities.

BEDROOM 2
12'2 x 11'9 decreasing to 10' to sliderobes (3.71m x 3.58m decreasing to 3.05m to sliderobes)
uPVC double glazed window to the front elevation and modern sliderobes providing hanging and storage facilities.

BEDROOM 3
8'9 x 7'2 (2.67m x 2.18m)
uPVC double glazed window to the front elevation.

BATHROOM
uPVC double glazed window to the side elevation and linen cupboard. Modern three piece suite in white enjoys panelled bath with shower over, pedestal wash basin and low level WC all complemented with aquaboard splashbacks.

EXTERNAL
To the front of the property there is a driveway which extends to the side, with electric charging point, and leads to a single garage with up & over door, power and light.

The rear enclosed west facing garden features a large decking area with pergola over, lawned garden and stocked borders, providing great outdoor family space.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX
The Council Tax Band for this property is Band C.

VIEWING
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

EPC RATING
For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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