



**11 Mill Beck Lane, Cottingham HU16 4ET**  
**£250,000**

- Semi detached family home
- Popular location
- In excess of 1,200 square feet
- Good sized west facing plot
- Three bedrooms
- Three reception areas
- Extensive block sett drive and garage
- Close to village centre
- Viewing a must
- EPC - awaited

Located within this highly regarded residential area providing ease of access to the village centre, we are delighted to bring to the market this beautifully presented, semi detached family home. Occupying a good plot with a west facing garden, the property benefits from having been extended to provide spacious, versatile accommodation.

Enjoying uPVC double glazing and gas central heating, the accommodation has entrance hallway, lounge/dining room, sitting room, sun room, fitted kitchen with conservatory off and downstairs WC. To the first floor there are three fitted bedrooms and a modern shower room. The gardens are beautiful and create great outdoor space. There is also extensive block sett parking to the front and side and a single garage. This property truly welcomes an early viewing to fully appreciate what a splendid opportunity this is.

#### LOCATION

Mill Beck Lane leads off Northgate, close to the centre of the village. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

An attractive red composite door with glazed inserts leads into entrance hallway, having staircase leading to the first floor accommodation.

##### LOUNGE / DINING ROOM

##### LOUNGE

14'6 x 12'11 (4.42m x 3.94m)

uPVC double glazed window to the front elevation, feature brick fireplace with electric fire, and TV aerial point. An opening leads into the dining area.

##### DINING AREA

10'2 x 10' (3.10m x 3.05m)

With door leading through to the sitting room.

##### SITTING ROOM

9'5 x 7'5 (2.87m x 2.26m)

uPVC double glazed French doors opening into the garden room.

##### GARDEN ROOM

10'5 x 5'8 (3.18m x 1.73m)

Enjoying splendid undisturbed views over the rear garden and doors to outside.

##### KITCHEN

18'1 x 8'6 (5.51m x 2.59m)

uPVC double glazed window to the side elevation. An extensive range of fitted base and wall cupboards with worksurfaces and coordinated tiled splashbacks. Modern wood laminate flooring flows throughout. Stainless steel 1 1/4 sink unit with drainer and mixer tap, double electric oven with four ring hob, and a breakfast area.

##### REAR LOBBY

Door to outside.

##### WC

Low level WC.

##### CONSERVATORY

9' x 9'7 approx (2.74m x 2.92m approx)

Of a uPVC and brick construction with wood laminate flooring and enjoying splendid views over the rear garden.

##### FIRST FLOOR

##### LANDING AREA

uPVC double glazed window to the side elevation and access to the loft.

##### BEDROOM 1

12'5 x 11'10 (3.78m x 3.61m)

uPVC double glazed window to the front elevation. Full wall of fitted wardrobes with matching overhead units providing hanging and storage facilities.

##### BEDROOM 2

12'3 x 11'9 (3.73m x 3.58m)

uPVC double glazed window to the rear elevation. Full wall of modern fitted wardrobes with matching overhead units providing hanging and storage facilities.

##### BEDROOM 3

8'9 x 7'3 (2.67m x 2.21m)

uPVC double glazed window to the front elevation. Modern fitted wardrobe and cupboards provide hanging and storage facilities.

##### SHOWER ROOM

uPVC double glazed window to the rear elevation. Superb modern three piece suite enjoying independent shower cubicle, wash hand basin set in vanity unit and low level WC. Fully tiled walls and attractive tile effect wood laminate flooring, towel radiator.

##### OUTSIDE

To the front of the property there is a brick ornamental wall with access to extensive block sett driveway which extends to both the front and side elevations and leads down to the garage.

##### SINGLE GARAGE

Being of a brick construction with up & over door, power and light.

##### REAR GARDEN

The rear garden is of very good proportions and offers a good degree of privacy. Enjoying a westerly aspect, it has a meticulously edged lawned garden with block sett patio area and established planted borders. There is also a small greenhouse which is half glazed.

##### 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

We believe 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](mailto:cottingham@qandc.net)

##### EPC RATING

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



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.

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