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

QUICK & CLARKE
The Property Specialists

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1 Millhouse Woods Lane, Cottingham HU16 4HA

£299,995

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- Grade II Listed home
- Beautifully styled throughout
- Extremely spacious accommodation
- Over 1,400 square feet
- Three double bedrooms
- Two receptions
- Superb four piece Bathroom
- uPVC double glazing
- Double garage & excellent off-street parking
- Council Tax C. EPC: awaited

THE PROPERTY

A lovely Grade II Listed Period house which offers extremely spacious accommodation extending to in excess of 1,400 square feet and offering three generously proportioned bedrooms, along with two reception rooms, kitchen, utility, rear hall and cloakroom with w.c. With the benefit of uPVC double glazing and beautifully styled elevation this property awaits its new owners.

The property stands on a corner plot with rear gravelled garden and flower beds, offering excellent off-street car parking and also benefitting from a detached double garage.

This lovely Period home is located in a superb position for access to the extensive amenities that this wonderful residential village offers.

LOCATION

Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A composite door with glazed inserts leads in to:

ENTRANCE HALL

Timber effect flooring, painted exposed brick walls and open plan staircase to first floor.

LIVING/DINING ROOM

25'8" x 12'8" (7.82m x 3.86m)
A lovely light and spacious room with windows to two elevations having timber effect flooring, painted timber fireplace having cast iron and tile inset with living flame gas fire, sash windows to the front elevation and two radiators. Two uPVC double glazed windows to the front and one to the rear.

SITTING ROOM

13'4" x 9'7" (4.06m x 2.92m)
Ornamental fireplace, timber effect flooring, uPVC double glazed sash window to the front elevation and radiator.

KITCHEN

10'5" x 9' (3.18m x 2.74m)
Cottage style kitchen comprising cream base and eye level units with timber work sufaces incorporating a one and a half bowl single drainer sink unit with space for range, slate floor, uPVC double glazed window to the rear elevation and radiator.

UTILITY ROOM

7'10" x 6'10" (2.39m x 2.08m)
Composite door with glazed insert opens from the rear. Fitted cupboards, slate floor, door to outside and plumbing for an automatic washing machine.

REAR HALLWAY

Slate floor, radiator, built-in cloaks cupboard and composite door to outside.

CLOAKROOM

Slate floor, low level w.c. and pedestal wash basin.

FIRST FLOOR

LANDING

Loft access. uPVC double glazed window to the rear elevation.

BEDROOM 1

16'4" x 9'10" (4.98m x 3.00m)
uPVC double glazed sash windows to the front elevation and radiator.

BEDROOM 2

13' x 12'10" (3.96m x 3.91m)
Fitted wardrobe, uPVC double glazed sash window to the front elevation and radiator.

BEDROOM 3

13'3" x 9'8" (4.04m x 2.95m)
uPVC double glazed windows to two elevations and radiator.

FAMILY BATHROOM

10'6" x 9' (3.20m x 2.74m)
Stunning four piece suite in white. Roll top bath, oversize shower in separate cubicle, wash basin and low level w.c., built-in cupboard housing hot water cylinder and electric immersion heater. Tiled splash backs to wet areas.

OUTSIDE

The property is approached via a gated access off Millhouse Woods Lane and has an extensive gravelled area to the rear providing low maintenance garden and excellent off-street car parking along with beautifully presented flower beds.

GARAGE

The property also benefits from a detached brick double garage with two up-and-over doors having light and power laid on.

SERVICES

All mains services are available or connected to the property. uPVC double glazing has been installed over recent years without consent however there is documentation that shows that the council will not take any further action.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (to 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 pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

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

AGENT'S NOTES

This property is a Grade II listed building. The windows are uPVC and this has now been approved however if the windows in the future are changed then they must be replaced with wooden windows.

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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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.