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

QUICK & CLARKE

The Property Specialists

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16 Millhouse Woods Lane, Cottingham HU16 4HQ

£255,000

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- Generous three bedroom bungalow
- Southerly facing garden
- Fabulous position close to village centre
- Immaculately presented throughout
- Modern boiler and kitchen
- No chain involved
- EPC D

THE PROPERTY

A fabulous, generous sized and well laid out three bedroom bungalow situated in this enviable position close to the village centre. Boasting a southerly facing garden, off-street parking and garage, the property is immaculately presented and allows flexibility of living space, with the further potential of creating an additional room in the loft*. Offered with no forward chain the property has well-proportioned room sizes with an attractive open plan dining kitchen.

*Subject to the necessary planning conditions.

LOCATION
The property is located on Millhouse Woods Lane close to its junction with Northgate in this extremely popular area of Cottingham, close to the village centre. The property provides a perfect base for accessing the amenities in Cottingham, the major road network, bus routes and the railway station.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
5'4" x 4'10" (1.63m x 1.47m)
Of a uPVC construction with uPVC glass panelled door.

ENTRANCE HALL
14'7" x 4'6" (4.45m x 1.37m)
A warm and welcoming entrance hall with uPVC door with stained glass panel, wooden cabinet housing the meters and modern consumer unit, and access to the boarded loft area.

LIVING ROOM
14'7" into bay x 11'0" (4.45m into bay x 3.35m)
An attractive and well proportioned room with walk-in bay window to the front elevation. A stunning cream marble fireplace houses a gas living flame fire.

DINING KITCHEN
A superb open plan room overlooking the southerly facing garden.

KITCHEN AREA
13'7" x 6'7" (4.14m x 2.01m)
The kitchen area offers a good range of wall and base units with cream gloss fronts, butchers block laminate worksurfaces and ceramic tiled splashbacks. Stainless steel sink and drainer, space for gas hob with extractor over, space for washing machine and fridge freezer. A glass panelled door opens into the lobby and a wide archway leads into the dining area.

DINING AREA
13'11" x 11'3" (4.24m x 3.43m)
Adam style fireplace with marble hearth and back housing gas living flame fire, bay window overlooking the garden.

REAR LOBBY
7'7" x 2'6" (2.31m x 0.76m)
A useful space which is also used as a utility room with space for the tumble drier. A timber glass panelled door opens out onto the rear garden.

BEDROOM 1
13'11" into bay x 11'5" (4.24m into bay x 3.48m)
Walk-in bay window to the front elevation and fitted wardrobes.

BEDROOM 2
14'0" x 9'2" (4.27m x 2.79m)
A very generous sized room currently used as a sitting room, with window overlooking the garden.

BEDROOM 3
10'11" x 6'9" (3.33m x 2.06m)
Used as a hobby room by the current owners with window to the side elevation.

BATHROOM
6'5" x 6'6" (1.96m x 1.98m)
Three piece sanitary suite comprising pedestal hand wash basin, low level WC and panelled bath. Fully tiled walls, built-in cupboard and window to the side elevation.

LOFT
22'4" x 12'8" (6.81m x 3.86m)
The loft has been boarded out and offers huge potential, recently being used to house a large model railway. It is currently accessed through the loft hatch in the hallway with a pull-down aluminium ladder, and is supplied with light and power. Being 6'4" high to the ceiling joists, it may offer the opportunity to convert into a room should this be required, subject to the necessary permissions.

OUTSIDE
The property is attractively set back from the road with a wide concrete drive leading up to the front of the house. The front garden is laid under gravel for ease of maintenance. A tarmac shared drive leads down the side of the property to the garage.

GARAGE
Up & over door.

REAR GARDEN
A beautiful rear garden that is southerly facing and mature with a central lawn and flower beds laid under gravel for ease of maintenance. There are two separate timber sheds, one supplied with light and power, and a seating area to the rear of the garden which has a good level of privacy.

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 (to be confirmed by the vendor's solicitor).

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.

GROUND 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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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.