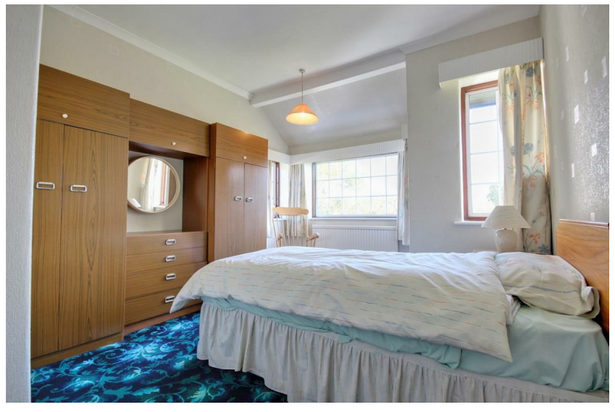

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QUICK&CLARKE

The Property Specialists

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10 Mill Walk, Cottingham HU16 4RP

£375,000

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

- Imposing detached family house
- Prime head of cul-de-sac location
- Two receptions
- Four DOUBLE bedrooms
- New boiler fitted a few months ago
- First floor shower room
- Enclosed garden with summerhouse
- Private driveway & garage
- Viewing is most definitely a must!
- EPC: D

Occupying such an immense head of cul-de-sac location, we are delighted to present to the market this truly exceptional detached house. Having been owned by the same family for many years the time has now come to find a new family to embrace living in such as lovely location and enjoy making memories in what is a truly great home. With over 1300 square feet of aesthetically pleasing accommodation the property enjoys uPVC double glazing and gas central heating (with the benefit of a new boiler fitted a few months ago) and in brief has Entrance Hallway with lovely oak panelling, Lounge and Dining Room enjoying undisturbed views over the rear garden, Breakfast Kitchen and to the first floor there are FOUR DOUBLE Bedrooms and a house Shower Room. The gardens are of good proportions and offering a good degree of seclusion with Summerhouse. Offering a blank canvass for a buyer to add their own design flair within (a truly immense home!)
Make this the top of your viewing list!

LOCATION

Mill Walk is located off Snuff Mill Lane which is in turn accessed from Thwaite Street. Lying within ease of proximity to the village centre of Cottingham.

Cottingham is said to be the largest village in England. This East Riding of Yorkshire village 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 two primary schools and Cottingham High School, 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

A black composite door with glazed inserts leads from the side of the property into:

ENTRANCE HALLWAY

13'11" x 11'10" (4.24m x 3.61m)
Staircase leading to the first floor accommodation, uPVC double glazed window and picture window to the front elevation, parquet flooring underneath the carpet, beautiful oak panelling to the walls and oak balustrade, understairs storage cupboard housing the utility meters and door into:

W.C.

uPVC double glazed window to the side elevation and low level w.c. with pedestal wash hand basin.

LOUNGE/DINING ROOM

25'4" dec'ing to 11'2" x 12'8" dec'ing to 11'4" (7.72m dec'ing to 3.40m x 3.86m dec'ing to 3.45m)
uPVC double glazed windows to the rear elevation and two sets of sliding patio doors to the garden, feature fireplace with living flame gas fire and TV aerial point. A door leads from the dining area into the breakfast kitchen.

SMALL UTILITY AREA

Sliding cupboards and one cupboard of which houses the gas central heating boiler which was only fitted 3 months ago (the paperwork for which will be provided to any purchasers).

BREAKFAST KITCHEN

11'10" x 11'2" (3.61m x 3.40m)
uPVC double glazed window to the front elevation, traditional oak fronted base and wall cupboards with work surfaces and tile splashbacks, one and a quarter bowl sink unit with drainer, space and provision for cooking, space and plumbing for washing machine and space for fridge freezer. Door to garden.

FIRST FLOOR

LANDING

Access to loft. An absolutely stunning uPVC double glazed feature stained glass leaded insert. Over head linen cupboard.

BEDROOM 1

14'5" x 10'10" to wardrobes (4.39m x 3.30m to wardrobes)
uPVC double glazed window to both the side and rear elevations, therefore enjoying a dual aspect. Slide robes providing hanging and storage facilities.

BEDROOM 2

11'11" x 10'7" (3.63m x 3.23m)
uPVC double glazed window to both the front and side elevations enjoying a dual aspect.

BEDROOM 3

11'8" decreasing to 10'6" x 10'9" (3.56m decreasing to 3.20m x 3.28m)
uPVC double glazed window to the rear elevation.

BEDROOM 4

9'9" increasing to 10'11" x 8'2" (2.97m increasing to 3.33m x 2.49m)
uPVC double glazed window to the front elevation and fitted storage cupboard.

SHOWER ROOM

7'6" x 5'4" (2.29m x 1.63m)
uPVC double glazed window to the side elevation, independent shower cubicle, low level w.c. and pedestal wash hand basin all beautifully complemented by aqua boarding to the shower room. Fully tiled walls and floor tiling. Fitted cupboard.

OUTSIDE

To the front of the property there is a private driveway which extends down the side to the detached garage which has up-and-over door, power and light. There is a really lovely original coach lamp post!

The rear garden is beautifully presented and features a vast lawn with paved patio, an array of planted borders, a matching coach lamp post and a summerhouse providing great outdoor 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 majority 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 F.

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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