



3 Mill Walk, Cottingham HU16 4RP
£395,000

- Stunning detached cottage style property
- Over 1350 square feet
- Superbly styled throughout
- Three Double Bedrooms
- Two Bathrooms
- Lounge/Dining Room with log burner
- Study/Guest Room off
- Living/Dining Kitchen
- Garden with Summer house, Driveway & Garage
- EPC Rating: D

April Cottage is something very special! Located in one of Cottingham's most sought after areas and enjoying a cul-de-sac location. Having been transformed by the current owners to provide versatile, well appointed accommodation in excess of 1350 square feet. A side Entrance Hallway greets you with superb four piece Bathroom off, Lounge/Dining Room with log burner opening in to the Dining Kitchen with conservatory off with views over the rear garden. Leading off the Lounge/Dining Room is a Study/Guest Room (a great place for those working from home). There is a double Bedroom to the ground floor and two further double Bedrooms to the first floor with additional modern Shower Room. The gardens are well tended with a summer house. The driveway extends from the front down the side of the property to the garage. Within the garage is an area which is great for entertainment or again working from home. A viewing is a must to appreciate the stylish elevations throughout!

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 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 College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

To the side of the property a uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase with spindle balustrade leading to the first floor accommodation. Slate tiled floor. Door into:

LOUNGE/DINING ROOM

24'1" x 13' decreasing to 10'6" (7.34m x 3.96m decreasing to 3.20m)

uPVC double glazed window to the side elevation, slate chimney with recessed log burner, TV aerial point and attractive wood laminate flooring. Fitted storage cupboard housing the gas central heating boiler. Opening into:

KITCHEN

13'9" x 8'10" (4.19m x 2.69m)

uPVC double glazed window to the side elevation, an extensive range of oak effect Shaker style base and wall units with work surfaces and tile splashbacks with attractive Travertine tile border, oven and microwave combination, hob, integrated fridge freezer, integrated dishwasher and integrated washer/dryer, sink unit with drainer and mixer, and wood laminate flooring. Opening to:

CONSERVATORY

10'9" x 9'11" (3.28m x 3.02m)

Being of a uPVC and brick construction with French doors to the garden and uPVC door opening out onto the side of the property. Solid roof with velux window. Wood laminate flooring.

DAY ROOM

9' x 6'4" (2.74m x 1.93m)

Leading off the lounge/dining room; a versatile room ideal for those wanting a play room or working from home, or indeed a guest room. Tiled flooring.

SHOWER ROOM

7'10" x 6'2" (2.39m x 1.88m)

uPVC double glazed window to the side elevation, modern four piece suite in white comprising roll top bath, high level w.c., pedestal wash hand basin and independent shower cubicle, all beautifully complemented with Italian style tiles and Travertine border tiling. Tiled floor.

BEDROOM 1

20' x 8'11" maximum (6.10m x 2.72m maximum)

uPVC double glazed windows to the front elevation. Wood laminate flooring,

FIRST FLOOR

LANDING

Fitted linen cupboards.

BEDROOM 2

15'5" dec'g to 8'11" x 9'9" dec'g to 5'7" (4.70m dec'g to 2.72m x 2.97m dec'g to 1.70m)

uPVC double glazed window to the front elevation and double doors leading to eaves storage.

BEDROOM 3

12'7" decreasing to 11'11" x 10' (3.84m decreasing to 3.63m x 3.05m)

uPVC double glazed window to the rear elevation and double doors leading to eaves storage.

SHOWER ROOM

Velux roof window, independent shower cubicle, pedestal wash hand basin set in vanity unit and low level w.c. all beautifully complemented with Italian style tiling and floor tiles.

OUTSIDE

To the front of the property there is private parking for several vehicles. A side driveway leads down to the detached single garage which has up-and-over door. The garage has been divided to create a kitchen area with power and light, and French doors leading to the garden.

The rear garden is well tended and features a lawn with planted borders. At the head of the garden is a patio area and a lovely timber summer house which has power and light laid on.

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 D.

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 the 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.



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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