



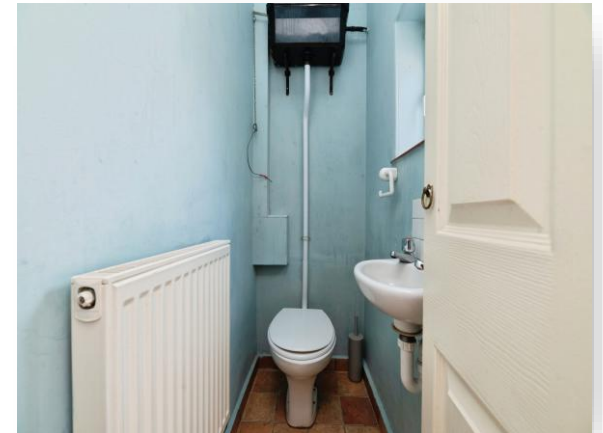
Mill Beck Lane, Cottingham HU16 4ET

Welcome to

Mill Beck Lane, Cottingham

GUIDE PRICE £250,000 - £260,000

Semi-Detached Home For Sale in Cottingham with - Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, Family Room, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Side Driveway & Garage! Call and book yours now!



Entrance Porch

With double glazed french style doors to the front.

Entrance Hall

With door to the front, radiator, understairs cupboard and stairs to the First Floor.

Lounge

With double glazed window to the front, feature fireplace housing gas fire (currently not working), television point, radiator and coving to the ceiling.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, 5 burner gas hob, double electric oven, cooker-hood, space for a fridge freezer, plumbing for an automatic washing machine, plumbing for a dishwasher, radiator, spot light points, coving to the ceiling and double glazed window to the side.

Family Room

With 2 skylight windows, radiator, wall light points and double glazed french style doors leading to the Rear Garden.

Lobby

With double glazed door to the side.

Cloakroom

With double glazed window to the side, high level wc, wash hand basin and radiator.

First Floor

Landing

With double glazed window to the side and loft access.

Bedroom 1

With double glazed window to the rear, radiator and fitted wardrobes housing central heating boiler.

Bedroom 2

With double glazed window to the front and radiator.

Bedroom 3

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, extractor fan, chrome effect towel style radiator and double glazed window to the side.

Outside

Front Garden

With hedges, path and gravelled area providing off street parking, as well as side driveway leading to the Garage.

Rear Garden

With lawned area, path, rear decking area, borders housing trees and shrubs, fencing and side access gate.

Garage

Garage with side access door and up and over door.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Mill Beck Lane, Cottingham

- GUIDE PRICE £250,000 - £260,000
- Semi-Detached Home On Mill Beck Lane In Cottingham
- 3 Bedrooms
- Lounge & Kitchen/Diner & Family Room
- Ground Floor Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

£250,000 - £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111398 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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