

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*12 Mill Walk, Cottingham, East Yorkshire, HU16 4RP*

- 📍 Extended Semi-Detached
- 📍 Three Beds + Office
- 📍 Open Plan Living
- 📍 Council Tax Band = D
- 📍 Two Reception Rooms
- 📍 Large South Facing Garden
- 📍 Driveway & Large Garage
- 📍 Freehold / EPC =

**£325,000**



## INTRODUCTION

Occupying an enviable and secluded position at the head of a cul-de-sac, this semi-detached house sits within a great plot and benefits from a highly desirable south-facing rear garden. Offering generous, extended accommodation, the property presents a superb opportunity for a buyer looking to apply cosmetic updating and create a truly personalised family home.

The ground floor accommodation is flexible, featuring a spacious entrance hall with a large understairs cupboard, leading through to a lounge with bay window and an open-plan kitchen that connects through to the sitting/dining room. The inclusion of a ground floor shower room adds significant convenience. The first floor hosts three good-sized bedrooms, along with a dedicated office/nursery, all served by the family bathroom.

Outside, the property provides essential off-street parking via a driveway that leads to a large garage with an automated door. The rear garden is a particular asset, benefitting from a warm southerly aspect. It offers excellent outdoor space, comprising a patio area, a main lawned area, and established mature shrubs ensuring privacy.

## LOCATION

Mill Walk is a cul-de-sac situated off Snuff Mill Lane, which runs off Thwaite Street, close to Cottingham centre. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a westerly direction towards the iconic Humber Bridge. Cottingham also has its own mainline railway station with direct access to London Kings Cross. Schooling for all ages is available, being both state and private.

Cottingham Railway Station - 0.5 miles approx

Hull City Centre - 4 miles approx

Beverley - 6 miles approx

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading up to the first floor and large storage cupboard under.



## LOUNGE

With tiled fireplace and bay window to the front elevation.



## OPEN PLAN KITCHEN

Fitted with modern base and wall units incorporating a one and a half bowl sink and drainer with shower style mixer tap, There is plumbing for a washing machine and space for appliances. A breakfast bar peninsular provides an ideal eating area. There is space for a sofa and windows plus French doors leading out to the rear garden. Double doors lead through to the dining/sitting room.



## DINING/SITTING ROOM

With vaulted ceiling and windows overlooking the rear garden.



## SHOWER ROOM/WET ROOM

With wet room style shower, cabinet with wash hand basin and low flush W.C.



## FIRST FLOOR

### LANDING

With window to side elevation.



## BEDROOM 1

With bay window to the front elevation.



## BEDROOM 2

Window to rear.



## BEDROOM 3

Window to rear.



## OFFICE/NURSERY

Window to front.





## BATHROOM

With suite comprising a bath, vanity unit with wash hand basin and low flush W.C. Window to side.



## OUTSIDE

The property enjoys a good sized plot with a driveway providing parking and leading to the side and the large garage with automated door. The rear garden is a particular asset, benefitting from a warm southerly aspect. It offers excellent outdoor space, comprising a patio area, a main lawned area, and established mature shrubs ensuring privacy.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

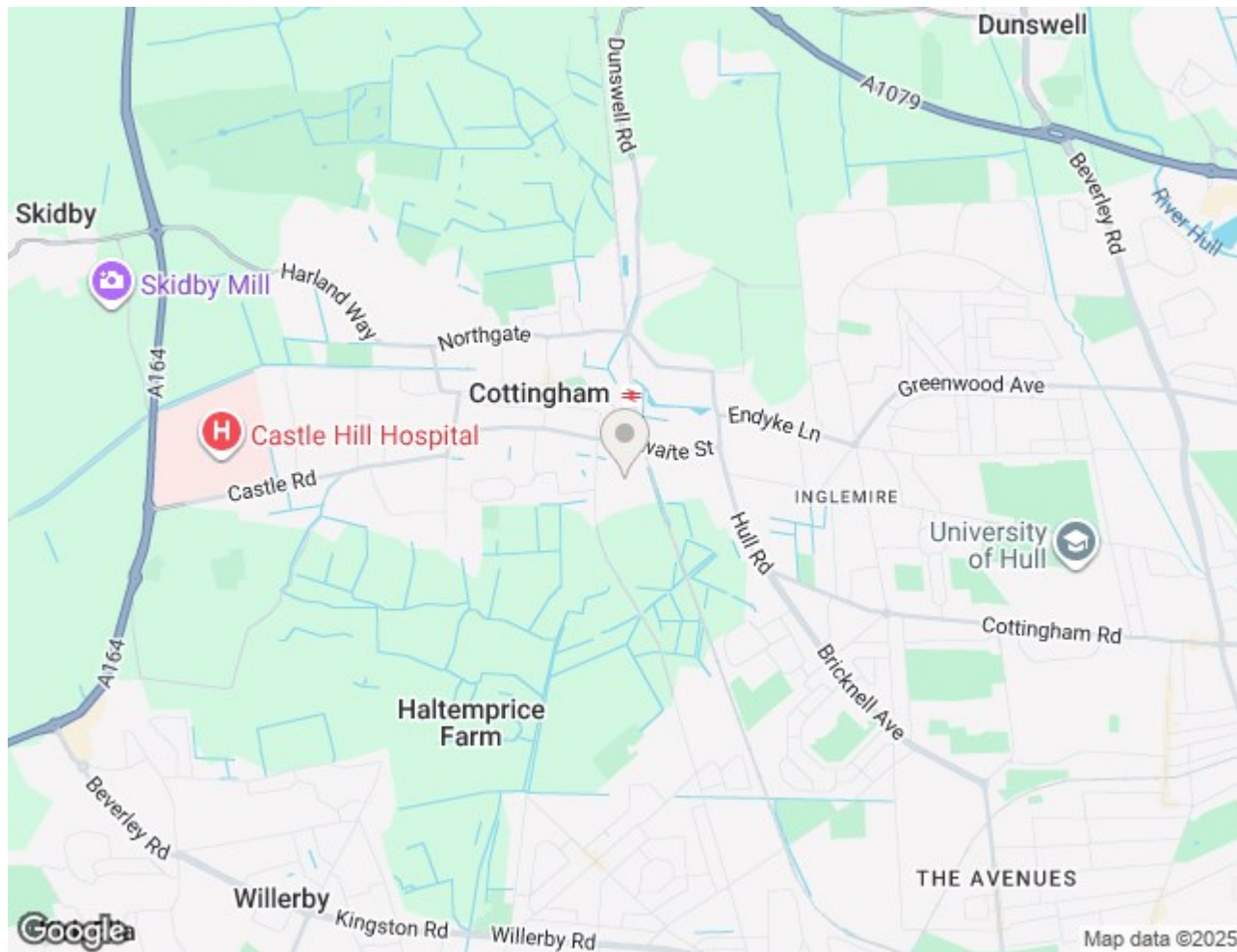


## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.










## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	