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MOVING HOME









## *8 Bromby Close, Cottingham, East Yorkshire, HU16 5DF*

- Impressive Detached Residence
- 5 Beds / 2 Baths
- Kitchen with Quartz Worktops
- Council Tax Band = F
- Lounge & Study
- Westerly Rear Garden
- Driveway & Double Garage
- Freehold / EPC = B

## *£440,000*

## *INTRODUCTION*

Constructed by Charles Church, this substantial detached residence offers extensive family accommodation in a desirable position overlooking open green space. The ground floor comprises a spacious entrance hall with a cloakroom/W.C., a dedicated study, and a lounge featuring a contemporary electric fire. The dining kitchen is finished with quartz worktops and is supported by a separate utility room.

The first floor provides five bedrooms in total—four of which are doubles—and a further single bedroom. The property is served by two bathrooms, both of which benefit from separate shower cubicles. Externally, the property features a good-sized westerly facing rear garden with a lawn and patio, enclosed by a walled and fenced boundary. A double garage and driveway are situated to the rear.

## *LOCATION*

The property enjoys a corner position along Bromby Close which is situated off Taylor Avenue along Castle Road, Cottingham. Cottingham holds the proud distinction of being one of the largest villages in England, offering quality of life that combines a bustling market-town feel with a friendly, close-knit community. Renowned for its vibrant high street and leafy residential avenues, the village provides an attractive environment that remains one of the most popular residential choices in the East Riding.

Unlike many smaller villages, Cottingham boasts a thriving centre with two main shopping streets, Hallgate and King Street. These host a diverse mix of independent shops, cafes, and essential services alongside well-known supermarkets. The community atmosphere is further enhanced by a weekly market, numerous local pubs, and the Cottingham Pavilion, which serves as a hub for local sports and social events. The village is also home to the excellent Castle Hill Hospital complex.

Families are well-served by several well-regarded primary schools, including Hallgate Primary and Bacon Garth Primary. For secondary education, Cottingham High School and Sixth Form College provides comprehensive facilities and a strong academic reputation. Additionally, the village's proximity to the University of Hull and various independent colleges ensures high-quality educational pathways for all age groups.

Cottingham provides good regional connectivity, particularly for those who value public transport. The village benefits from its own railway station on the Hull-to-Scarborough line, offering frequent services to Hull city centre, Beverley, and York. For motorists, the A164 and A63 are easily accessible, providing straightforward links to the M62 corridor and the wider national motorway network. There is a regular bus service.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 4.5 miles
- Beverley: Approx. 5 miles
- York: Approx. 35 miles
- Leeds: Approx. 58 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## *ACCOMMODATION*

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

Residential entrance door to:

## *ENTRANCE HALL*

Spacious and welcoming with central staircase leading up to the first floor. Useful understairs storage cupboard.



## *CLOAKS/W.C.*

With low flush W.C. and wash hand basin.

## *STUDY*

With window to the front elevation.



## *LOUNGE*

With feature contemporary electric fire. Window to the front elevation and French doors leading out to the rear.





## *DINING KITCHEN*

Having a range of stylish base and wall units with sleek Quartz worktops incorporating a one and a half bowl sink and drainer, double oven, four ring gas hob with extractor above and a dishwasher. There is space for a fridge freezer and window to the rear.





## DINING/LIVING AREA

With French doors leading out to the rear garden.



## UTILITY ROOM

With fitted base and wall units, plumbing for a washing machine and space for a dryer. External access door to the side.

## FIRST FLOOR

## LANDING

With storage cupboard.

## *BEDROOM 1*

With fitted wardrobes and window to the front elevation.





## *EN-SUITE SHOWER ROOM*

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to rear.



## *BEDROOM 2*

With fitted wardobe and window to the front elevation.



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The Property Ombudsman
APPROVED CODE
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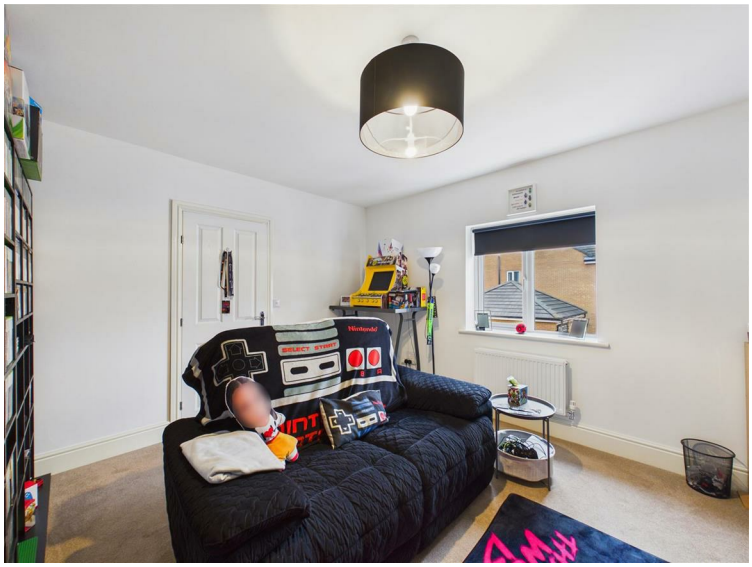
Property Photography Academy

## BEDROOM 3

Window to rear.



## BEDROOM 4

Window to rear.



## BEDROOM 5

Window to rear.

## *BATHROOM*

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to the front elevation.



## *OUTSIDE*

Externally, the property features a good-sized westerly facing rear garden with a lawn and patio, enclosed by a walled and fenced boundary. A double garage and driveway are situated to the rear.



## REAR VIEW



## DRIVEWAY & GARAGE



## GLAZING

The property has the benefit of uPVC double glazing.

## HEATING

The property has the benefit of gas central heating.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

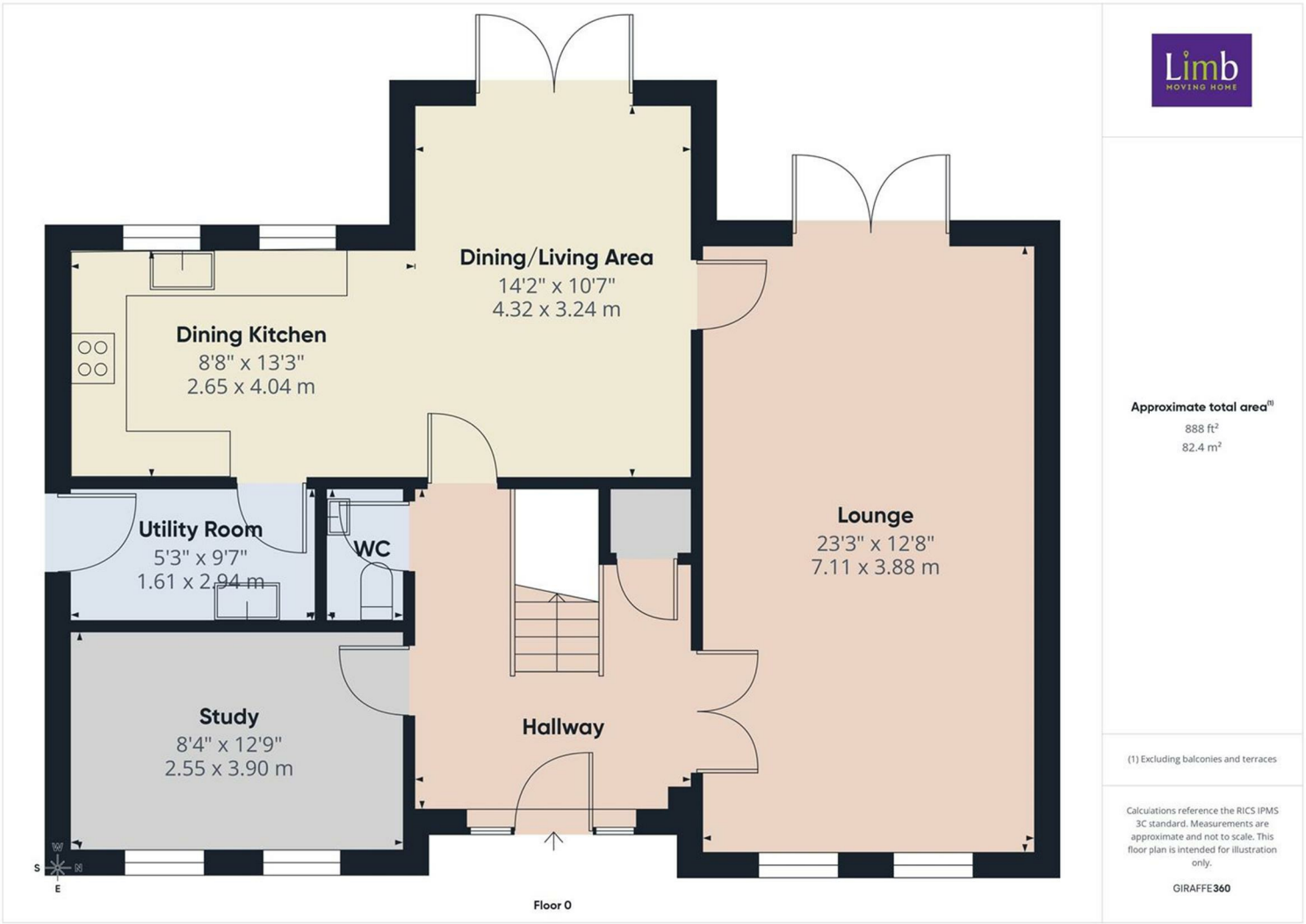
## PROGRESSING AN OFFER

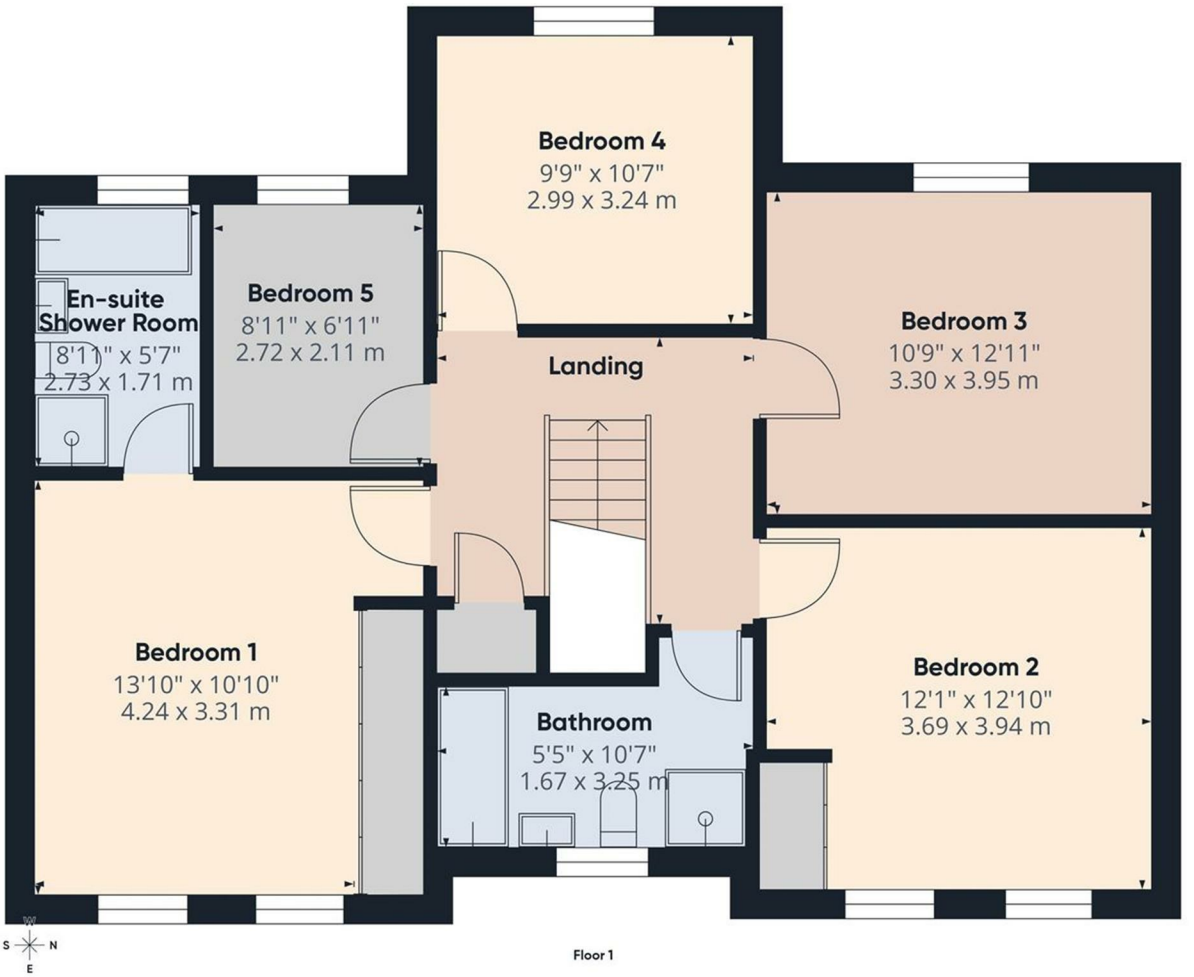
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## 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.


Risby
Little Weighton Rd
Skidby
Skidby Mill
Harland Way
A164
Castle Hill Hospital
Castle Rd
Eppleworth
A164
A164
Beverley Rd
Willerby
Kirk Ella
ASHDENE CLOSE
Willerby Rd
Dunswell Rd
A1079
Northgate
Cottingham
South St
Thwaite St
Endike Ln
INGLEMIRE
Hull Rd
Bricknell Ave
Haltemprice Farm
Google
Map data ©2026 Google


Dining/Living Area
14'2" x 10'7"
4.32 x 3.24 m
Dining Kitchen
8'8" x 13'3"
2.65 x 4.04 m
Utility Room
5'3" x 9'7"
1.61 x 2.94 m
WC
Lounge
23'3" x 12'8"
7.11 x 3.88 m
Study
8'4" x 12'9"
2.55 x 3.90 m
Hallway
W
S
N
E
Floor 0
Approximate total area(1)
888 ft²
82.4 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



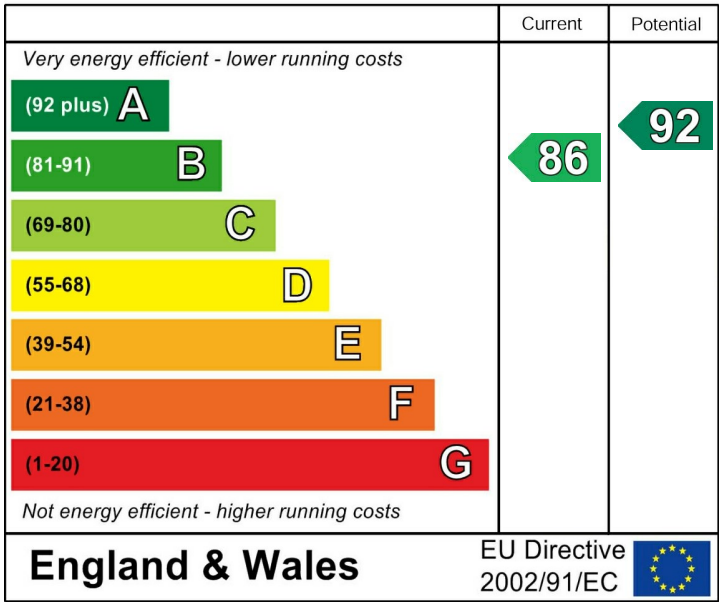

Approximate total area(1)
834 ft²
77.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

