

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*1 Eppleworth Road, Cottingham, East Yorkshire, HU16 5YE*

- 📍 Semi-Detached House
- 📍 South Facing Garden
- 📍 Excellent Pkg & Garage
- 📍 Council Tax Band = D
- 📍 Three Bedrooms
- 📍 Modern Dining Kitchen
- 📍 Three Reception Rooms
- 📍 Freehold / EPC = D

**£325,000**

## INTRODUCTION

Occupying a prime location along this desirable street scene is this traditional semi-detached home. Enjoying an attractive plot with excellent parking provision, garage and southerly facing rear garden, this property is not to be missed. The extended accommodation has the benefit of gas central heating to radiators, uPVC double glazing and comprises an entrance hall with cloaks/W.C. off, lounge to with lovely bay to the front and feature cast fire, sitting room which is open plan through to the dining room and kitchen plus a conservatory. To the first floor are three bedrooms with walk in wardrobe to the main bedroom and a modern family bathroom.

The property occupies an attractive plot with driveway to the front and side leading onwards to the garage. The southerly facing rear garden has a patio with lawn beyond.

## LOCATION

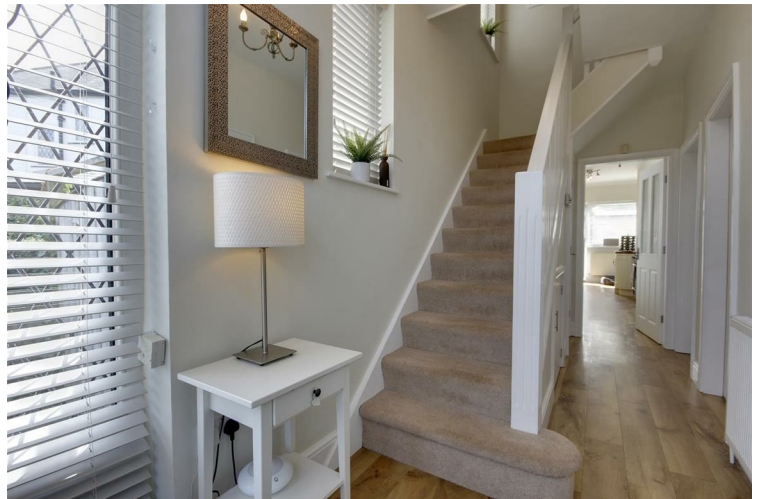
The property is situated along Eppleworth Road, Cottingham, close to its junction with West End Road. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull City Centre, the historic market town of Beverley or in a westerly direction toward the iconic Humber bridge. Cottingham also has its own mainline railway station with direct access to London King's Cross. Schooling for all ages is available being both state and private.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With windows to side elevation and staircase leading up to the first floor.



### CLOAKS/W.C.

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



## LOUNGE

12'7" x 11'0" approx (3.84m x 3.35m approx)

With feature fire surround with cast insert and open fire. Bay window to front.



## SITTING ROOM

15'0" x 10'10" approx (4.57m x 3.30m approx)

With cast fireplace with open fire, opening through to the dining area.



## DINING AREA

9'1" x 8'11" approx (2.77m x 2.72m approx)

With opening through to the kitchen. French doors lead through to the conservatory.



## KITCHEN

20'11" x 5'10" approx (6.38m x 1.78m approx)

With modern base and wall units, solid wood worksurfaces, double sink with mixer tap, tiled splashbacks, range cooker, fridge/freezer, dishwasher and washing machine. There is a breakfast bar, windows to side and rear and external access door to rear.



## CONSERVATORY

8'1" x 8'1" approx (2.46m x 2.46m approx)

With door opening out to the patio.



## FIRST FLOOR



## LANDING

With window to side.

## BEDROOM 1

12'5" x 10'11" approx (3.78m x 3.33m approx)

With bay window to front elevation. There is a good sized walk in wardrobe with shelving and hanging rails.



## BEDROOM 2

9'7" x 8'5" approx (2.92m x 2.57m approx)

Window to rear.



## BEDROOM 3

11'5" x 7'4" approx (3.48m x 2.24m approx)  
With fitted wardrobe and window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, contemporary wash stand with circular bowl, low flush W.C., half tiling to walls, inset spot lights, tiled floor and window to side.



## OUTSIDE

The property occupies an attractive plot with driveway to the front and side leading onwards to the garage. The southerly facing rear garden has a patio with lawn beyond.



## 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.



## AGENTS NOTE

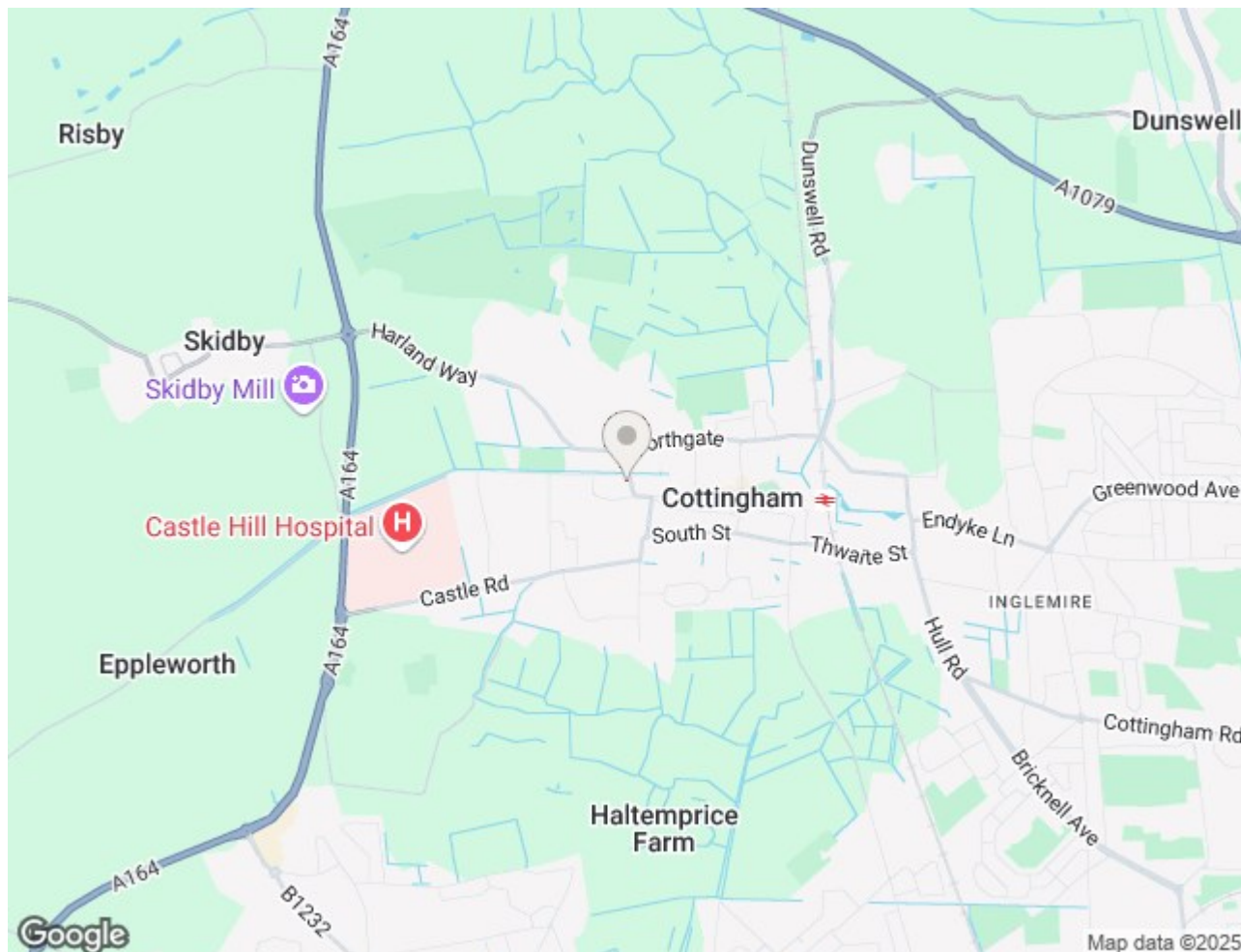
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

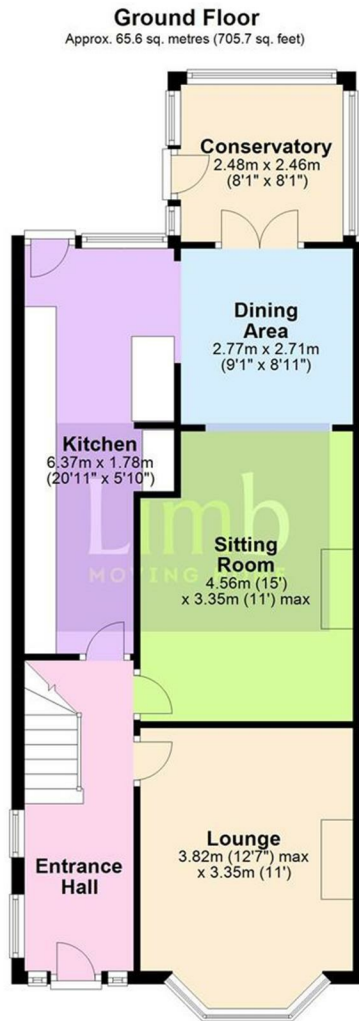
## PHOTOGRAPH DISCLAIMER

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.

## VALUATION SERVICE


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.






Total area: approx. 111.8 sq. metres (1202.9 sq. feet)

## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>81</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>59</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<br>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<br>2002/91/EC |  |