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Matthew  
**Limb**  
MOVING HOME



*85 Harland Way, Cottingham, East Yorkshire, HU16 5PT*

- 📍 Detached Bungalow
- 📍 Sought after Location
- 📍 2/3 Bedrooms
- 📍 Council Tax Band E
- 📍 Rear Conservatory
- 📍 Good Sized Plot
- 📍 No Chain Involved
- 📍 Tenure Freehold / EPC = D

**£285,000**



## INTRODUCTION

This traditional and particularly spacious 3 bedroomed detached bungalow stands in a good sized plot on the western side of Harland Way, one of Cottingham's most desirable addresses. The property has much potential and would create a lovely home. The accommodation briefly comprises an entrance hall, large lounge, rear conservatory, kitchen, breakfast room, two bedrooms, modern shower room and bedroom three which also could be an additional sitting room. The accommodation has the benefit of gas fired central heating via a recently installed modern boiler and there is uPVC framed double glazing. Excellent parking is available to the front with a property having a large gravelled forecourt and to the rear a westerly facing garden has gravelled areas, central lawn and a rear section with large shed and summer house.

## LOCATION

The highly regarded street scene of Harland Way runs from the A164 down into the village 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 access to London Kings Cross. Schooling for all ages is available being both state and private.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

### LOUNGE

15' x 15' approx (4.57m x 4.57m approx)

With feature fire surround to chimney breast, window to side and double doors through to:



### CONSERVATORY

13'5" x 12' approx (4.09m x 3.66m approx)

Overlooking the rear garden with double doors leading out and having a tiled floor and radiator.



### KITCHEN

19'5" x 7' approx (5.92m x 2.13m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces, sink and drainer, integrated oven, four ring gas hob, filter hood above, recently installed gas fired Ideal boiler, window to side elevation. Double doors to:



### BREAKFAST ROOM

9'10" x 9' approx (3.00m x 2.74m approx)

With windows to side and rear elevations and door into conservatory, tiled floor.



### *BEDROOM 1*

10'7" x 11'1" approx (3.23m x 3.38m approx)

Up to fitted wardrobes running to one wall, window to side elevation.



### *BEDROOM 2*

13' x 10' 6" approx (3.96m x 3.05m 1.83m approx)

Window to side elevation.



### *BEDROOM 3/SITTING*

15' x 14' approx (4.57m x 4.27m approx extending to 5.18m into deep )

Extending to 17' into deep bay window. This room could be used as an additional sitting room or a third bedroom.





### SHOWER ROOM

With modern suite comprising shower cubicle, low level WC and wash hand basin, underfloor heating.



### OUTSIDE

The property occupies a good sized linear plot with gates opening to an extensive gravelled forecourt providing excellent parking. The rear garden enjoys a westerly aspect and is a combination of gravel and lawn. A rear section of lawn runs in front of a summer house and large shed.



## 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 E. 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

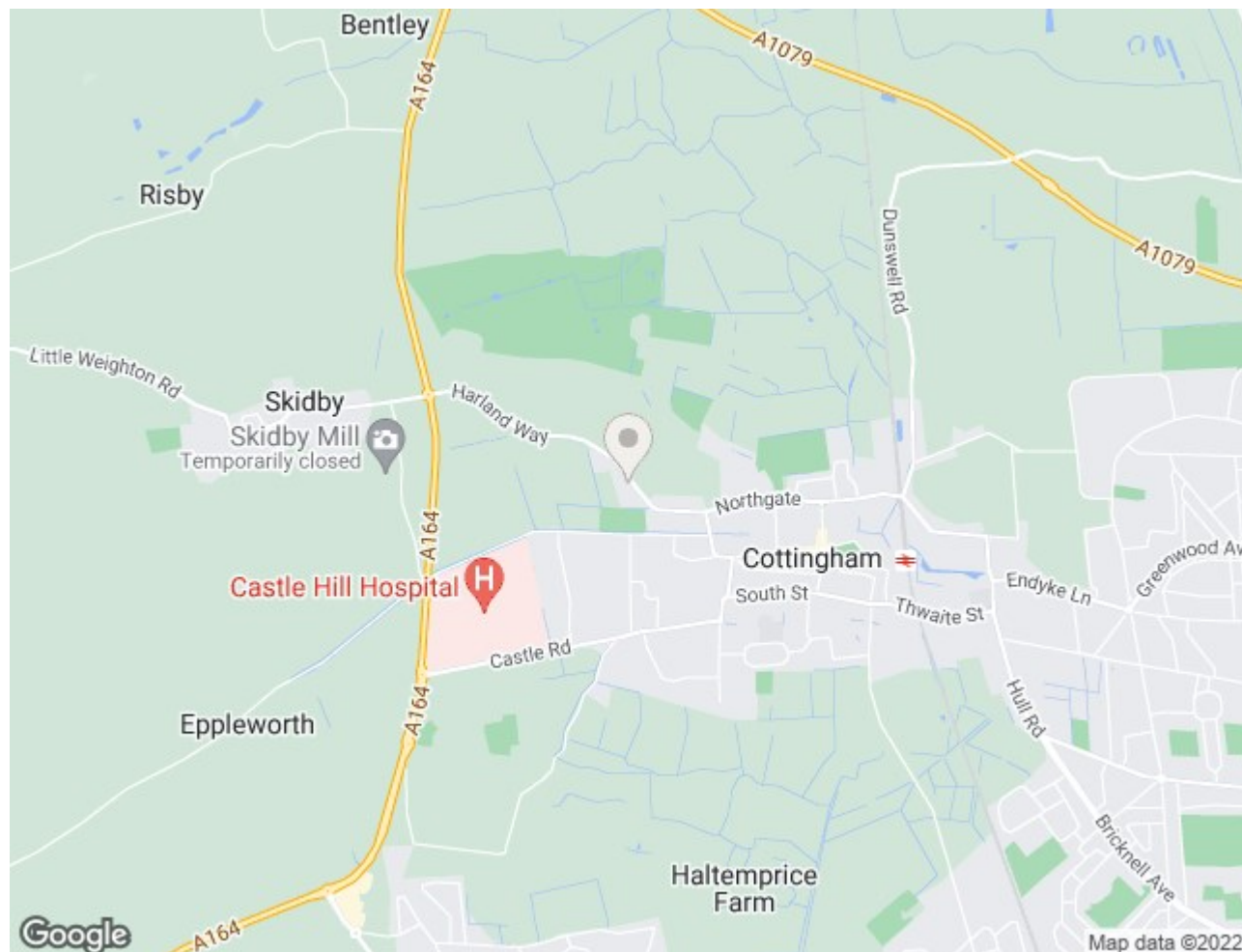
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 122.1 sq. metres (1314.2 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</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 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	