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Limb
MOVING HOME



9 Knowsley Avenue, Cottingham, East Yorkshire, HU16 5QD

- 📍 Semi-Detached House
- 📍 Central Village Location
- 📍 Deceptively Spacious
- 📍 Council Tax Band = C
- 📍 Scope to Improve
- 📍 Driveway & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£250,000

INTRODUCTION

Presenting a deceptively spacious semi-detached house, ideally situated close to the heart of this popular village. This property offers versatile living accommodation that would benefit from some updating, providing an excellent opportunity to create a home tailored to your taste.

The layout briefly comprises an entrance hall, a convenient cloaks/W.C., a flexible dining room which could serve as a third bedroom, a comfortable living room, and a functional kitchen. The first floor features a landing with excellent storage, two good-sized bedrooms, and a spacious bathroom. Externally, the property boasts an ornamental gravelled garden area and driveway to the front leading to the integral single garage. The rear garden is designed in a courtyard style, predominantly paved and enjoying a sunny southerly aspect. Offered with no onward chain, this home is brimming with potential.

LOCATION

Situated on Knowsley Avenue, this property benefits from a convenient and established position within the highly regarded village of Cottingham. Known as the largest village in England, Cottingham offers an exceptional array of amenities including a vibrant village centre with a variety of shops, cafes, restaurants, and pubs. Residents enjoy excellent local schooling options, recreational facilities, and pleasant green spaces. With its own railway station providing links to Hull and convenient road networks, Cottingham offers a desirable blend of village charm and accessibility to Hull city centre and beyond.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALL

With stairs leading up to the first floor.

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

LIVING ROOM

With feature fire surround housing a living flame gas fire. Window to rear.



DINING ROOM / BEDROOM 3

With patio doors to the rear garden. Window to side.



KITCHEN

With fitted base and wall units, laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, oven, four ring gas hob with filter above, fridge/freezer and dishwasher. Pantry cupboard and internal access door to the garage. Window to front.



FIRST FLOOR

LANDING

With an excellent range of storage cupboard and eaves storage.

BEDROOM 1

With fitted wardrobes and drawers. Window to side.



BEDROOM 2

With windows to front and side. Wardrobes are also included.



BATHROOM

With suite comprising a corner bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, window to rear.



OUTSIDE

Externally, the property boasts an ornamental gravelled garden area and driveway to the front leading to the integral single garage. The rear garden is designed in a courtyard style, predominantly paved and enjoying a sunny southerly aspect.



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 C. 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.

AGENTS NOTE

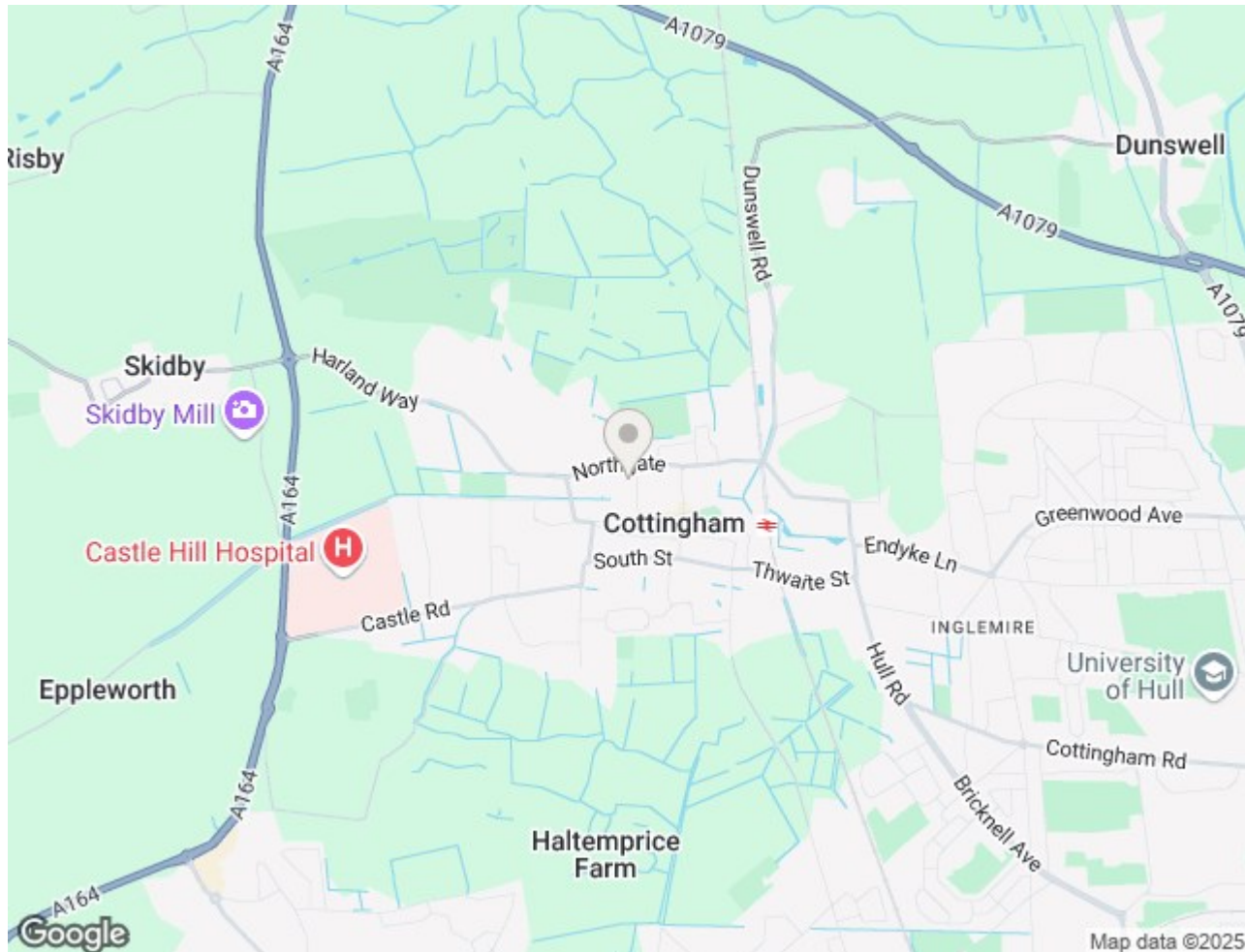
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





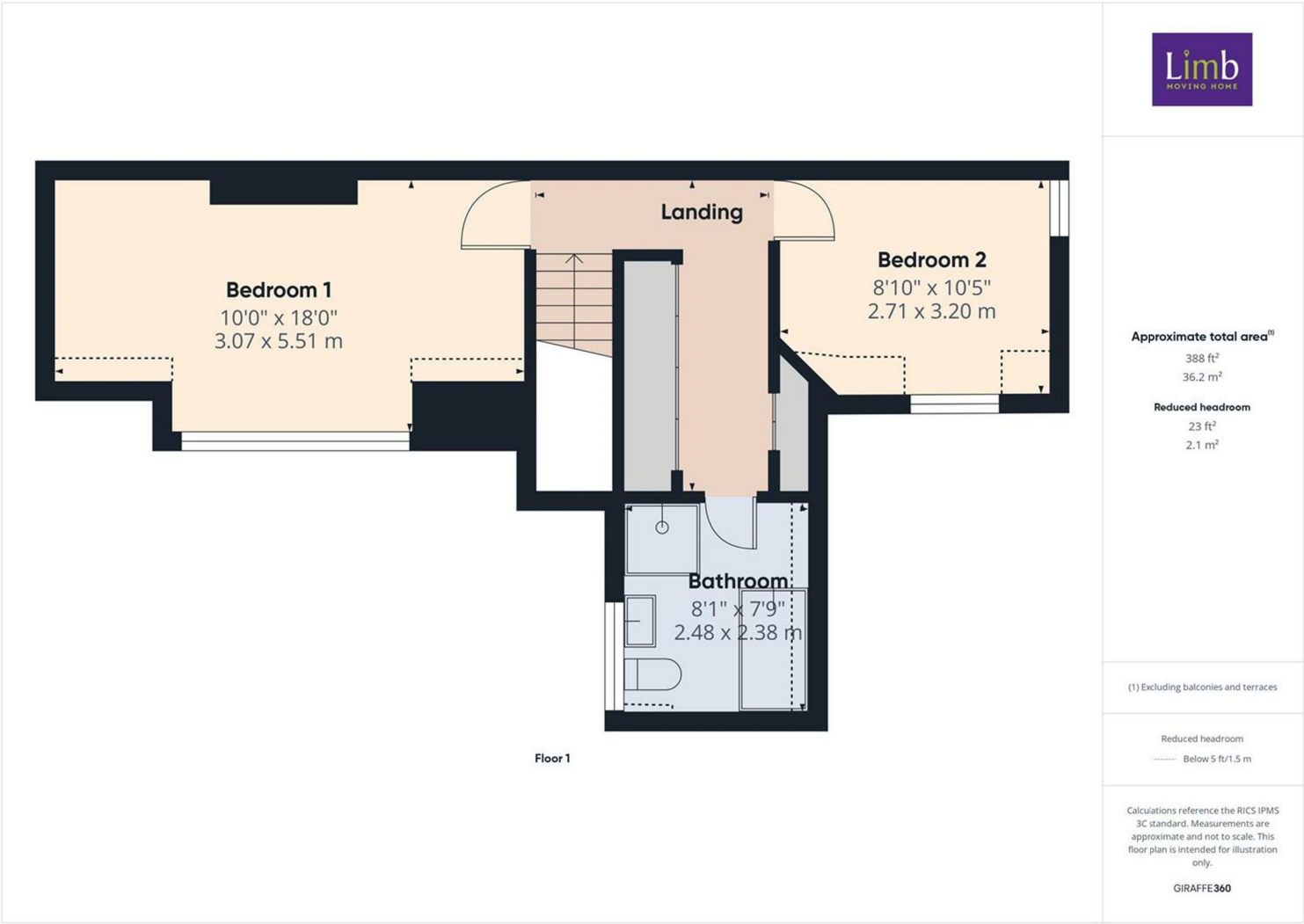
Floor 0

Approximate total area^m
694 ft²
64.4 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



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

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