

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



15 Thwaite Street, Cottingham, East Yorkshire, HU16 4QT

- 📍 Superb Specification
- 📍 3 Double Bedrooms
- 📍 Prestigious Development
- 📍 Council Tax Band = C
- 📍 Contemporary Living
- 📍 Courtyard Garden
- 📍 Secure Off Street Parking
- 📍 Freehold/EPC = B

Offers Over £210,000

INTRODUCTION

A top quality contemporary specification. Of real architectural merit with a high emphasis on design is this contemporary townhouse which is situated close to the centre of Cottingham. The property has a courtyard style garden and is part of a development which has the benefit of secure gated off street parking with there being designated parking for the property itself complete with an electric car charging point. There are many features to be admired and the accommodation briefly comprises an entrance hallway, cloaks/W.C and a stunning open plan living/dining/kitchen area. The kitchen has an excellent range of modern units and integrated appliances. Sliding patio doors open out to the rear courtyard garden. At first floor there are 2 double bedrooms served by a four piece bathroom. Upon the first floor the principle suite has a study area, spacious double bedroom and en-suite shower room. To the rear of the property lies a courtyard style garden. Part of a prestigious modern development, there is secure and gated courtyard parking to the rear with the property having its own designated position complete with an electric/hybrid car charging point.

LOCATION

The property occupies such a convenient location, ideally placed for easy access to Cottingham village centre and the nearby railway station. 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.

GROUND FLOOR

Residential entrance door to:

ENTRANCE HALL

With a tiled floor and stairs leading up to the first floor off.

W.C

With low level W.C and wash hand basin.

OPEN PLAN LIVING/DINING/KITCHEN

28'0" x 12'10" approx (8.53m x 3.91m approx)

Narrowing to 9'9".

A simply stunning open plan space which runs from the front of the house to the rear. There is a window overlooking Thwaite Street and patio doors from the kitchen lead out to the courtyard garden. The kitchen has a selection of fitted contemporary units with work surfaces and an integrated oven, hob and extractor hood above, fridge/freezer, dishwasher and washing machine. There is also a sink and drainer.





FIRST FLOOR

LANDING

With further staircase leading up to the second floor.

BEDROOM 2

12'10" x 10'0" max (3.91m x 3.05m max)
Window to rear.



BEDROOM 3

12'10" x 9'7" max (3.91m x 2.92m max)
Two windows to front.



BATHROOM

With suite comprising low level W.C, pedestal wash hand basin, shower cubicle and bath. Tiled surround and flooring. Heated towel rail.



SECOND FLOOR

STUDY AREA

Ideal as a study area.

BEDROOM 1

13'0" x 10'0" approx (3.96m x 3.05m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C, wash hand basin and shower cubicle.



OUTSIDE

For ease of maintenance there is a courtyard style garden to the rear which is paved and gravelled. Beyond lies a secure parking area accessed via an auto-gated entrance from Beck Lane. The property has a designated parking position with the benefit of an electric charging point.



PARKING



REAR VIEW



CENTRAL HEATING

The property has the benefit of a gas fired central heating system.

DOUBLE GLAZING

The property has the benefit of uPVC double glazing.

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

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.

STAMP DUTY LAND TAX

Purchase Price of Property

- £0 - £125,000 0%
- £125,001 - £250,000 2%
- £250,001 - £925,000 5%
- £925,001 - £1,500,000 10%
- £1,500,001 and over 12%

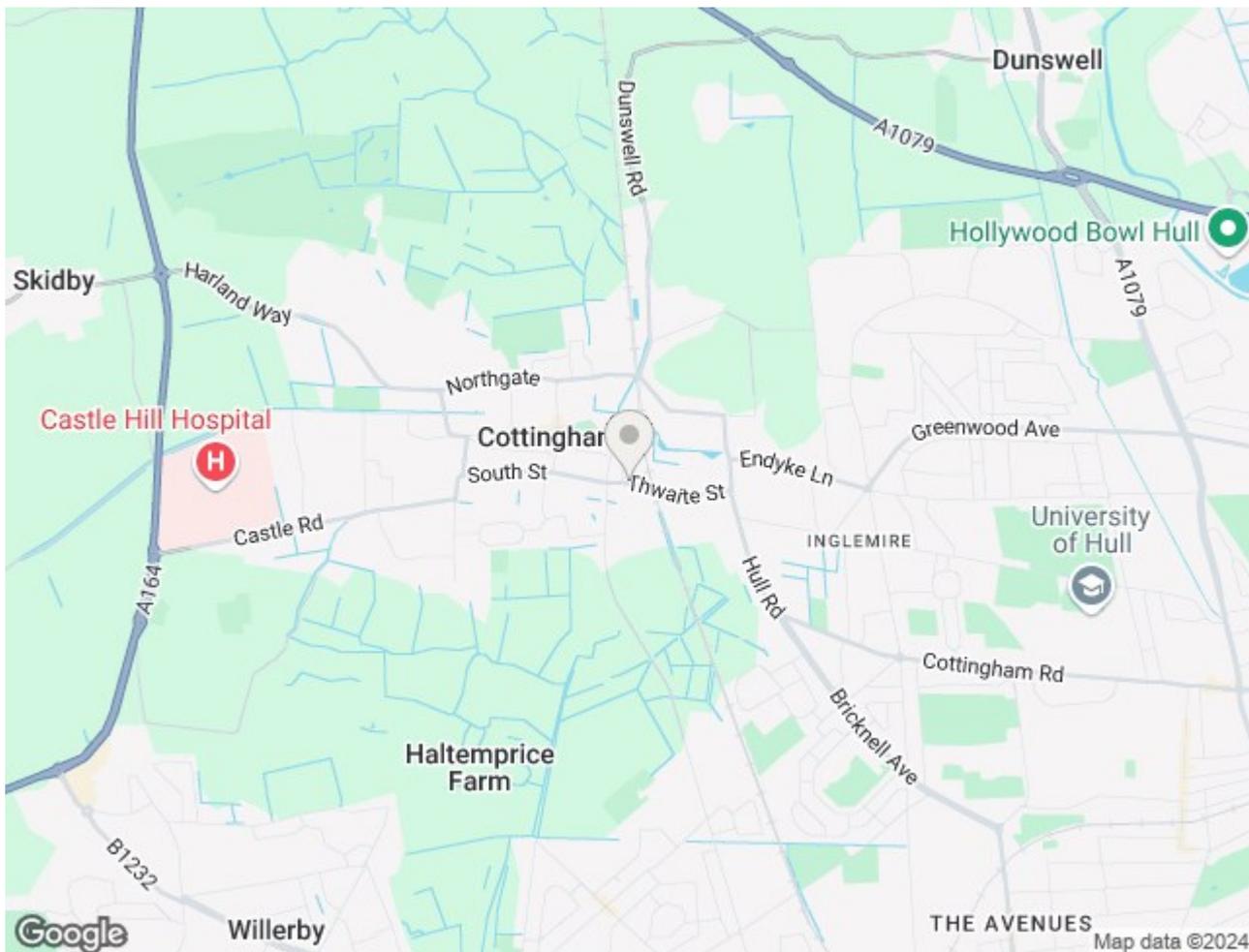
Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

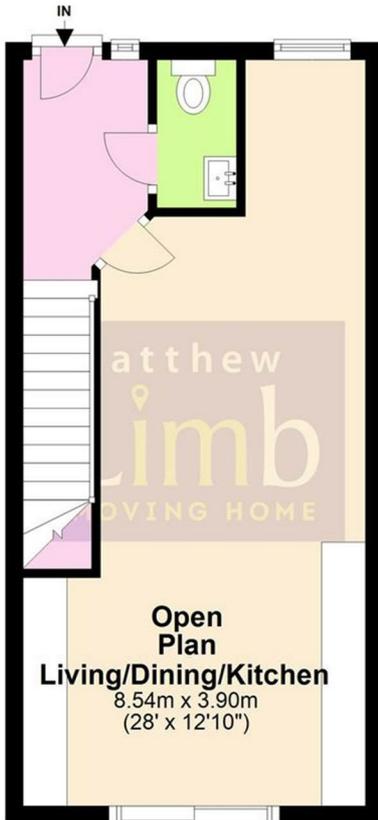
TIMEDAY/DATE

SELLERS NAME(S)



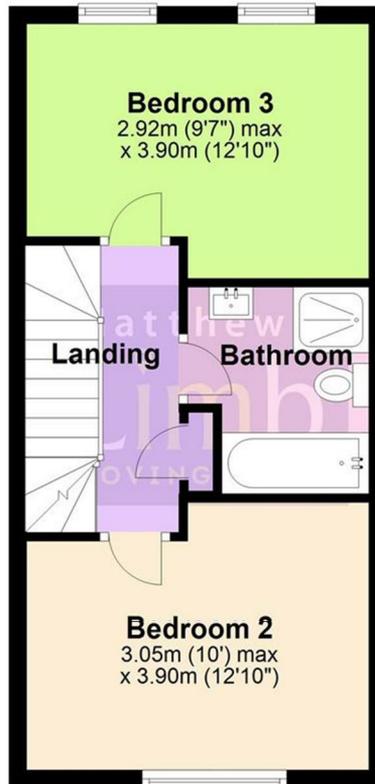
Ground Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Second Floor

Approx. 24.5 sq. metres (263.5 sq. feet)



Total area: approx. 91.1 sq. metres (980.4 sq. feet)

