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**Limb**  
MOVING HOME



*71 Southwood Road, Cottingham, East Yorkshire, HU16 5AJ*

- 📍 Outstanding Detached Bungalow
- 📍 Beautifully Appointed
- 📍 3 Bedrooms
- 📍 Council Tax Band = D
- 📍 Further Potential
- 📍 Separate Garden Room
- 📍 Stunning South Garden
- 📍 Freehold/EPC = D

**£385,000**



## INTRODUCTION

This outstanding detached bungalow is beautifully appointed and enjoys a wonderful south facing garden complete with separate garden room/office/gym. Viewing is an absolute must to appreciate the appeal of this lovely home with its impressive entrance hallway, separate lounge, dining area, kitchen, utility, two ground floor double bedrooms and a bathroom. Upstairs lies a third bedroom with further potential to extend into the large eaves areas (subject to appropriate permissions) as indeed the current owner had intended. Outside, excellent parking is available to the block set forecourt plus the side drive which leads to the single garage. The rear garden is an absolute delight enjoying a southerly facing aspect and much privacy. A composite decked patio is also accessed from the main bedroom and overlooks the lawn and attractive borders full of colour and year round interest. The brick garden room is an ideal place to relax or entertain and could be used for a variety of alternate purposes such as 'work from home' space or gym etc., it also has a store room/workshop area off and provides access to the garage. Immaculately presented throughout, this fine property awaits its next loving owner.



## LOCATION

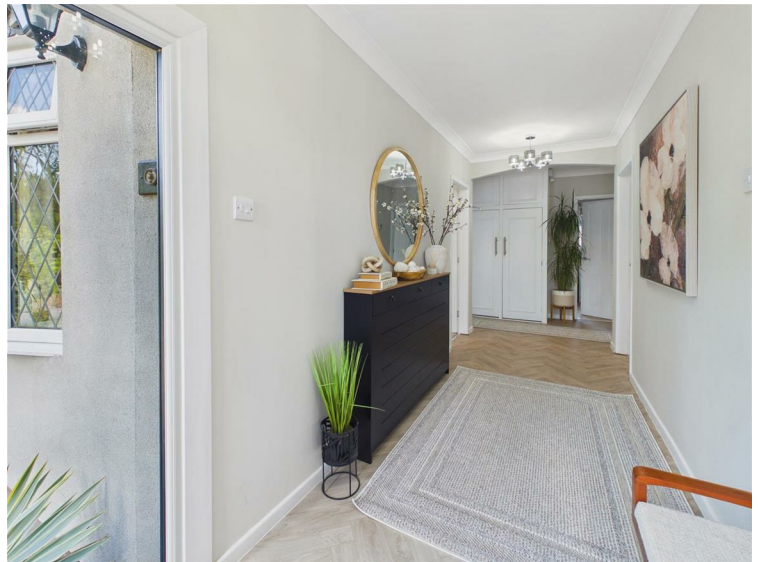
Southwood Road is one of the main routes leading to the centre of Cottingham and lies between Castle Road and The Parkway. Cottingham has an excellent number of local shops, facilities and amenities along with well reputed schooling at Westfield Primary and secondary schooling at Cottingham High School. Cottingham has its own railway station which lies a short walk away and is conveniently placed for travel to Hull city centre and the nearby market town of Beverley.

## ACCOMMODATION

High quality composite door opens to:

## ENTRANCE RECEPTION

A light and airy entrance reception with picture window and double cloaks cupboard to one corner.



## LIVING ROOM

A lovely living room with light flooding in through a bow window to the front and two windows to either side of a chimney breast which houses a feature fire surround, cast and tiled fireplace upon a tiled hearth.



## DINING ROOM

Window to side elevation, cupboard to corner and access to the staircase which leads up to the first floor.





## KITCHEN

Having a selection of fitted base and wall mounted units with sink and drainer, integrated double oven, four ring hob, fridge. Window overlooking the rear garden.



## UTILITY ROOM

Raised plinth for washing machine and dryer. Double doors opening out to the rear.

## BEDROOM 1

A spacious double bedroom with double doors leading out to the decked patio area. Decorative panelling to one wall.





## BEDROOM 2

Another double bedroom with decorative panelling to one wall, bow window to front elevation.



## BATHROOM

With suite comprising panelled bath with handheld and rainhead style shower above, spray screen, fitted cabinet with inset wash hand basin and concealed flush W.C..



## FIRST FLOOR

## LANDING

With two access points to eaves area which are ripe for conversion, subject to appropriate permissions.

## BEDROOM 3

With large picture window overlooking the beautiful rear garden. An extensive range of contemporary fitted wardrobes.





## OUTSIDE

The frontage is set to block paving which provides excellent parking facilities together with a side driveway which leads onward to the garage. The rear garden is simply beautiful and enjoys a southerly facing aspect. There are many areas of interest having been thoughtfully planted over the years providing colour throughout the year. There is a composite decked area directly to the rear of the main bedroom and a lawn is bordered by gravel and ornamental planting. The brick garden room is an ideal place to relax or entertain and could be used for a variety of alternate purposes such as 'work from home' space or gym etc., it also has a store room/workshop area off and provides access to the garage.





## GARDEN ROOM





## DRIVE



## REAR VIEW



## HEATING

The property has the benefit of gas fired central heating to radiators.

## GLAZING

The property has the benefit of uPVC framed 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 D. 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. 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

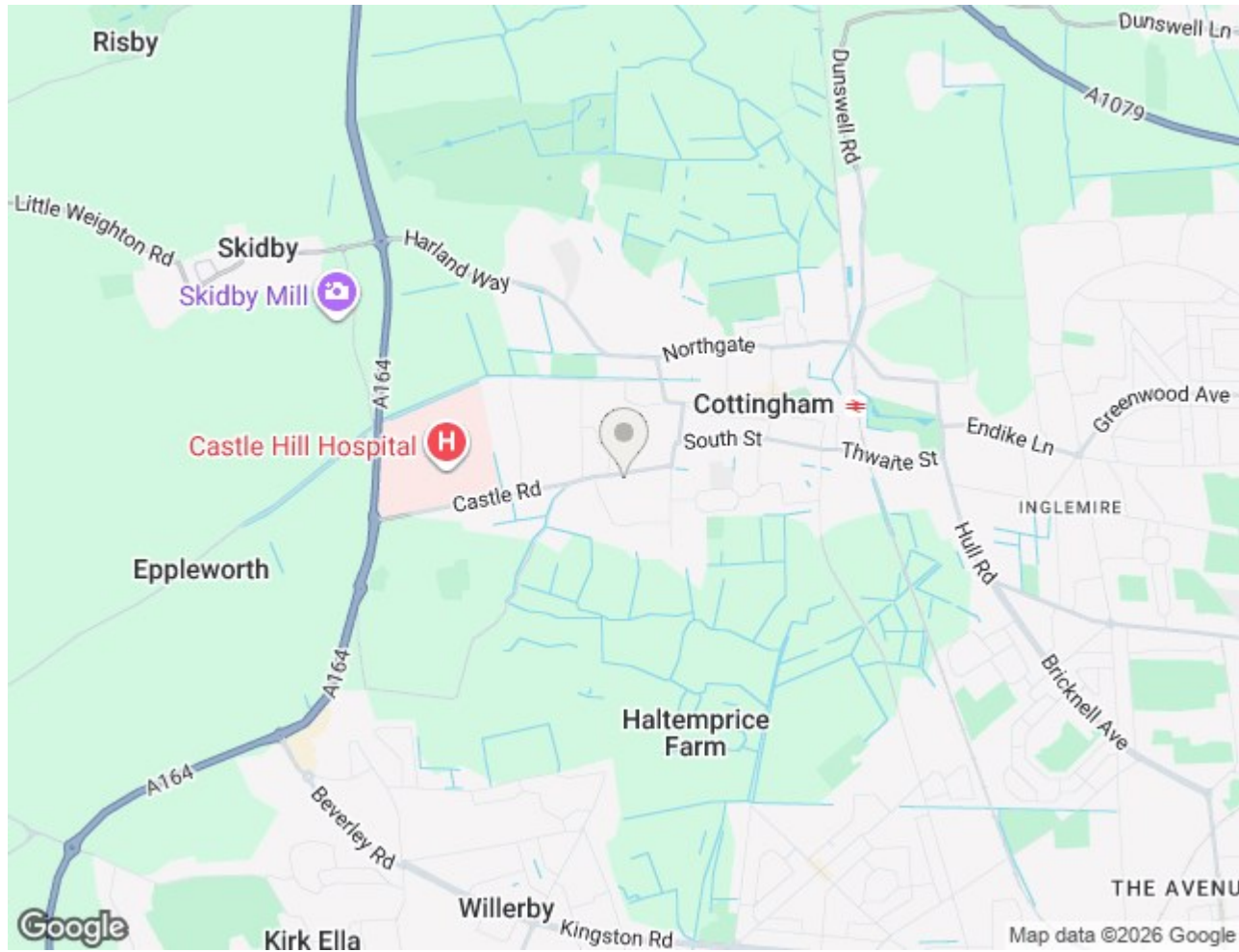
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.

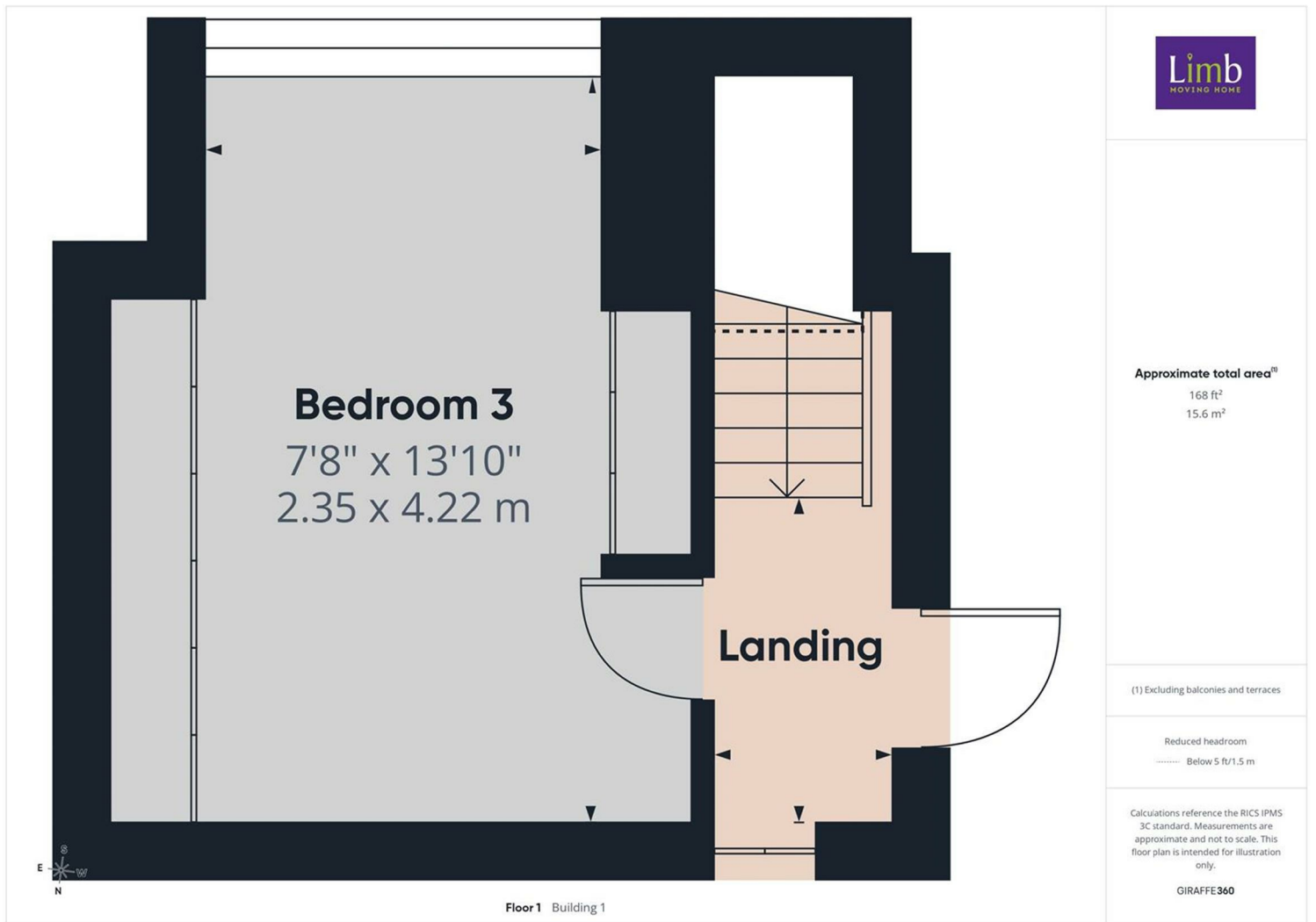
## PROPERTY TO SELL?

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.











Floor 0 Building 2



**Approximate total area<sup>m</sup>**  
 454 ft<sup>2</sup>  
 42.2 m<sup>2</sup>

(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) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | <b>80</b>                                                                         |
| (55-68) <b>D</b>                            | <b>63</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 |  |