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Limb
MOVING HOME



107 Finkle Street, Cottingham, East Yorkshire, HU16 4AU

- 📍 Two Bedroom Terrace
- 📍 Freshly Re-Decorated
- 📍 Conservatory
- 📍 Council Tax Band = B

- 📍 Southerly Rear Garden
- 📍 Scope To Enhance
- 📍 No Onward Chain
- 📍 Freehold / EPC = D

£145,000

INTRODUCTION

Offered to the market with no onward chain, this well maintained terraced home has been freshly redecorated throughout, providing buyers with a blank canvas ready to make their own. Whilst the kitchen and bathroom would benefit from updating, the property offers an excellent opportunity to create a home tailored to individual tastes.

The accommodation comprises a lounge featuring an attractive fireplace with cast iron insert and gas fire, breakfast kitchen and conservatory overlooking the rear garden. To the first floor are two bedrooms and a bathroom.

Outside, there is a small garden to the front, whilst the rear garden enjoys a southerly aspect and is laid mainly to lawn with established shrubs.

LOCATION

The property is situated along Finkle Street, a well-established residential road conveniently positioned between King Street and Hallgate in the popular village of Cottingham. Cottingham holds the proud distinction of being one of the largest villages in England, offering quality of life that combines a bustling market-town feel with a friendly, close-knit community. Renowned for its vibrant high street and leafy residential avenues, the village provides an attractive environment that remains one of the most popular residential choices in the East Riding.

Unlike many smaller villages, Cottingham boasts a thriving centre with two main shopping streets, Hallgate and King Street. These host a diverse mix of independent shops, cafes, and essential services alongside well-known supermarkets. The community atmosphere is further enhanced by a weekly market, numerous local pubs, and the Cottingham Pavilion, which serves as a hub for local sports and social events. The village is also home to the excellent Castle Hill Hospital complex.

Families are well-served by several well-regarded primary schools, including Hallgate Primary and Bacon Garth Primary. For secondary education, Cottingham High School and Sixth Form College enjoys a strong academic reputation and offers comprehensive educational facilities. Additionally, the village's proximity to the University of Hull and various independent colleges ensures high-quality educational pathways for all age groups.

Cottingham provides good regional connectivity, particularly for those who value public transport. The village benefits from its own railway station on the Hull-to-Scarborough line, offering frequent services to Hull city centre, Beverley and York, whilst regular bus services connect the village with the surrounding area. For motorists, the A164 and A63 are easily accessible, providing straightforward links to the M62 corridor and the wider national motorway network.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 4.5 miles
- Beverley: Approx. 5 miles
- York: Approx. 35 miles
- Leeds: Approx. 58 miles

Beyond the village, residents can enjoy the beautiful Yorkshire Wolds, renowned for their rolling countryside, picturesque villages and excellent walking and cycling routes. The nearby market town of Beverley offers an extensive range of shopping, dining and leisure facilities, whilst the historic city of York is within easy reach for those looking to explore its many cultural and heritage attractions.

ACCOMMODATION

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

Residential entrance door to:

LOUNGE

Featuring an attractive fireplace with cast iron insert and gas fire. Window to the front elevation.



BREAKFAST KITCHEN

Fitted with a range of base and wall units incorporating a sink and drainer, oven and hob. There is space for appliances, whilst patio doors lead through to the conservatory. A useful understairs storage cupboard is accessed from the kitchen.



CONSERVATORY

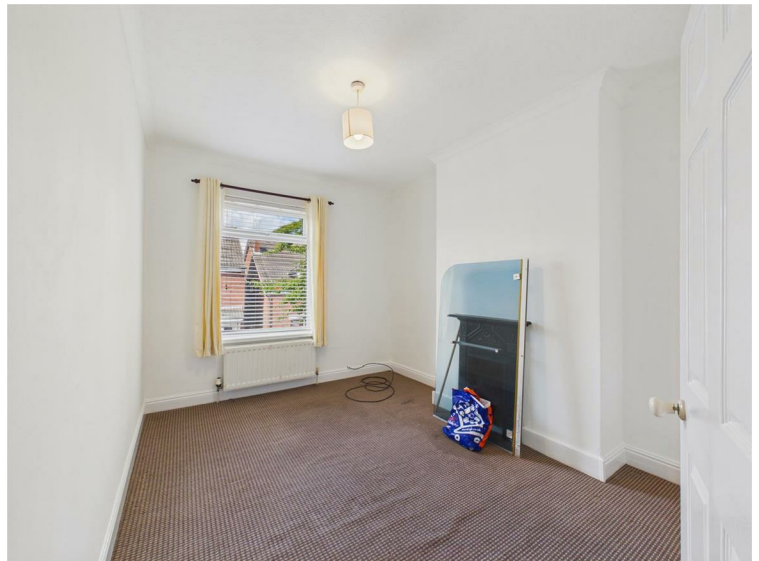
With double doors leading out to the southerly facing rear garden.



FIRST FLOOR

BEDROOM 1

With decorative fireplace and window to the front elevation.



BEDROOM 2

With storage cupboard to corner and further upstairs storage cupboard. Window to rear.



BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. There is a heated towel rail, window to the front elevation and cupboard housing the gas central heating boiler.



OUTSIDE

There is a small garden to the front, whilst the rear garden enjoys a southerly aspect and is laid mainly to lawn with established shrubs.

HEATING

The property has the benefit of gas central heating.

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 B. 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.

