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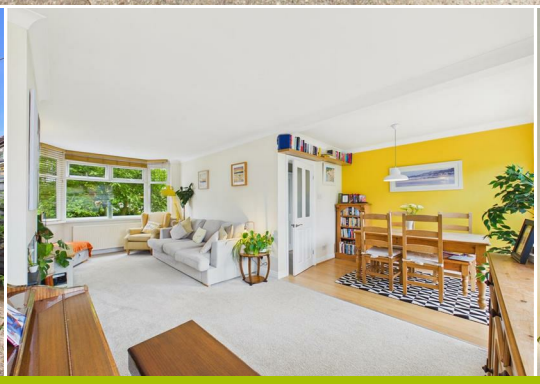
Limb
MOVING HOME



5 Queens Way, Cottingham, East Yorkshire, HU16 4EJ

- Semi-Detached House
- 3 Double Bedrooms
- Converted Loft Space
- Council Tax Band = C
- Spacious Lounge/Diner
- Driveway & Parking
- Westerly Rear Garden
- Freehold / EPC = D

Guide Price £240,000

INTRODUCTION

GUIDE PRICE £240,000 to £250,000

This well-presented, three-bedroom semi-detached home offers spacious accommodation featuring an entrance hallway, a modern kitchen, and an open-plan lounge and dining room with a log burner and patio doors that open directly onto the garden. The first floor provides three double bedrooms and a contemporary family bathroom, with a fixed staircase from bedroom two leading up to a versatile loft space. Please note that while this loft area is fully boarded, it does not have building regulations compliance.

The front of the property features a private driveway providing off-street parking. A shared driveway to the side leads down to a detached single garage. The rear garden enjoys a highly desirable westerly aspect, arranged with a paved patio area ideal for outdoor seating, a generous lawn, and mature, well-established borders.

LOCATION

Queens Way is situated off Northgate, 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 provides comprehensive facilities and a strong academic reputation. 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. For motorists, the A164 and A63 are easily accessible, providing straightforward links to the M62 corridor and the wider national motorway network. There is a regular bus service.

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 immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.

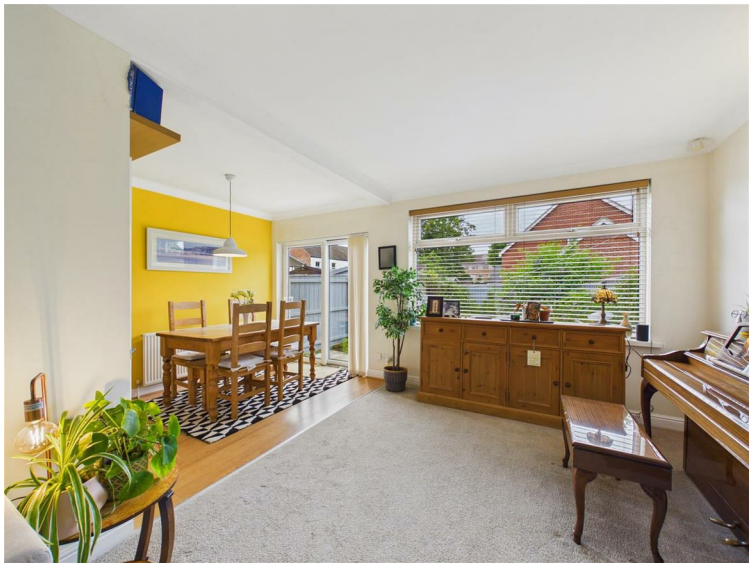
KITCHEN

Fitted with modern base and wall units and laminate worktops incorporating a ceramic one and a half bowl sink and drainer, oven, five ring gas hob with filter hood above and a dishwasher. There is plumbing for a washing machine, space for fridge/freezer and tumber dryer. Window to side and external access door to rear.

LOUNGE/DINER

DINING AREA

With window and patio doors leading out to the rear garden.



LOUNGE AREA

With log burning stove upon a slate hearth. Bay window to the front elevation.

FIRST FLOOR

LANDING

BEDROOM 1

With fitted wardrobes and bay window to the front elevation.

BEDROOM 2

With built in cupboard, window to the rear elevation and a fixed staircase leading up to the converted loft space.

LOFT SPACE

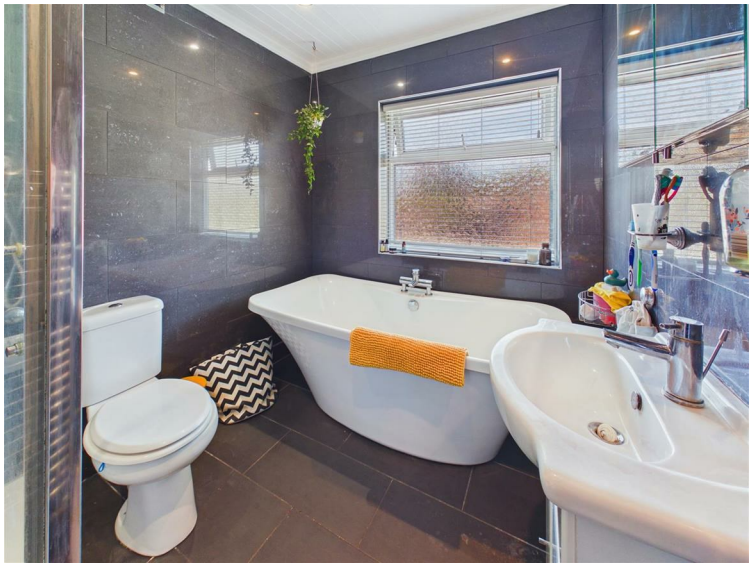
With Velux window to rear.

BEDROOM 3

With windows to the side and front elevations.

BATHROOM

With contemporar suite comprising a deep freestanding bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to floor and walls, heated towel rail and window to rear.



OUTSIDE

The front of the property features a private driveway providing off-street parking. A shared driveway to the side leads down to a detached single garage. The rear garden enjoys a highly desirable westerly aspect, arranged with a paved patio area ideal for outdoor seating, a generous lawn, and mature, well-established borders.

REAR VIEW

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 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, such as floor coverings, curtains and light fittings. 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

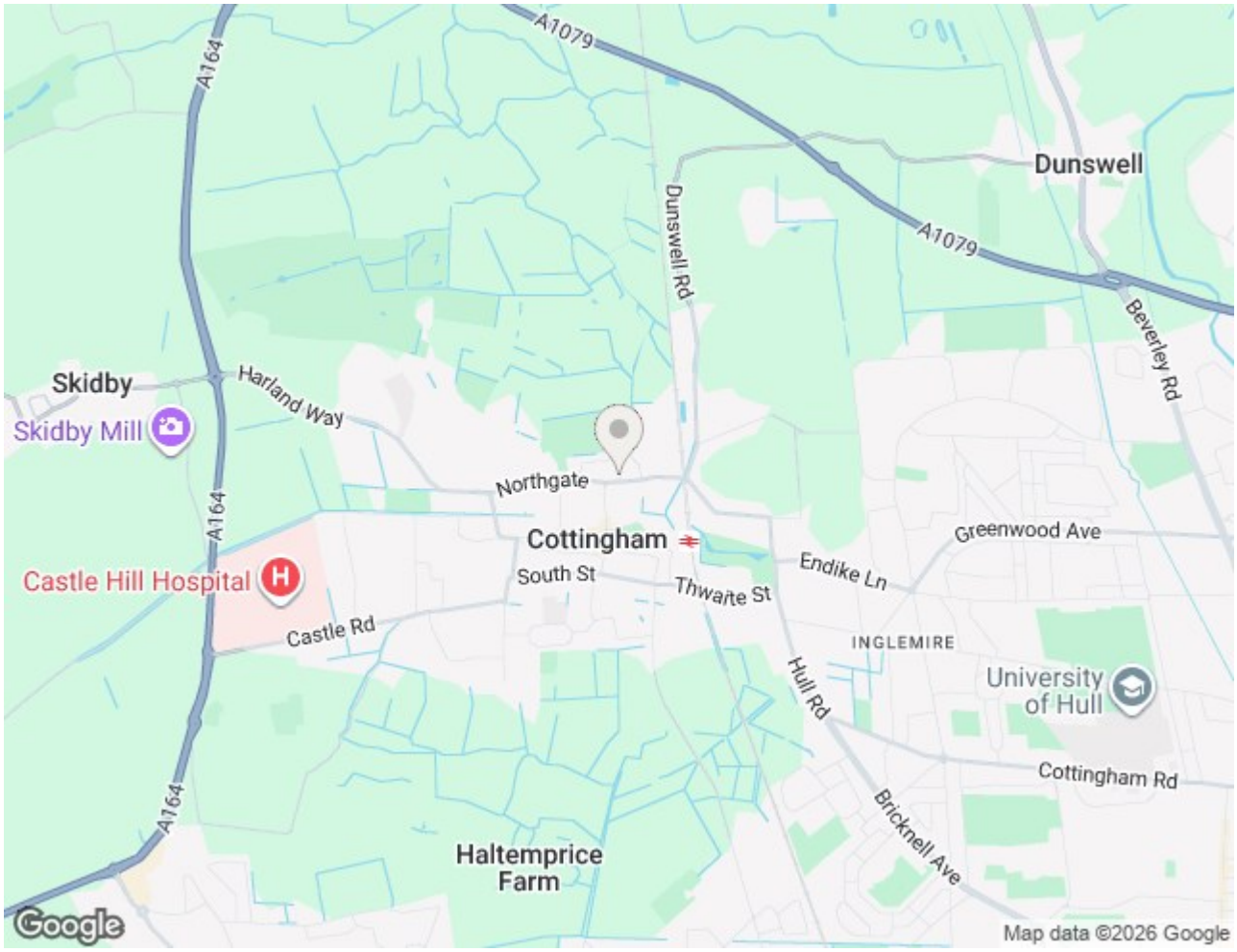
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

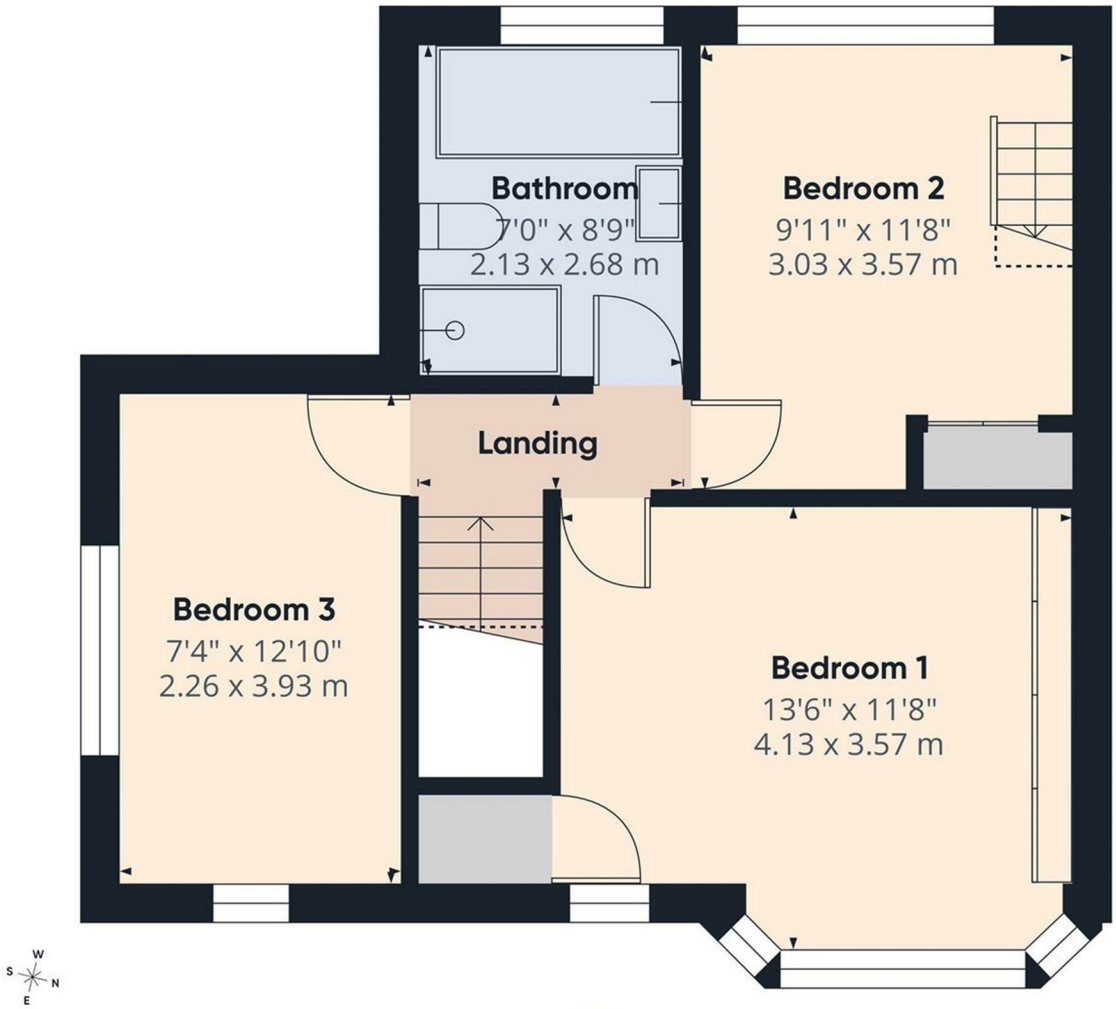

A1079
A164
Dunswell
Dunswell Rd
A1079
Beverley Rd
Skidby
Harland Way
Skidby Mill
Northgate
Cottingham
Greenwood Ave
Castle Hill Hospital
South St
Thwaite St
Endike Ln
A164
Castle Rd
INGLEMIRE
Hull Rd
University of Hull
Cottingham Rd
Bricknell Ave
A164
Haltemprice Farm
Google
Map data ©2026 Google

Approximate total area(1)
508 ft²
47.2 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



Floor 1

Approximate total area(1)
454 ft²
42.1 m²

Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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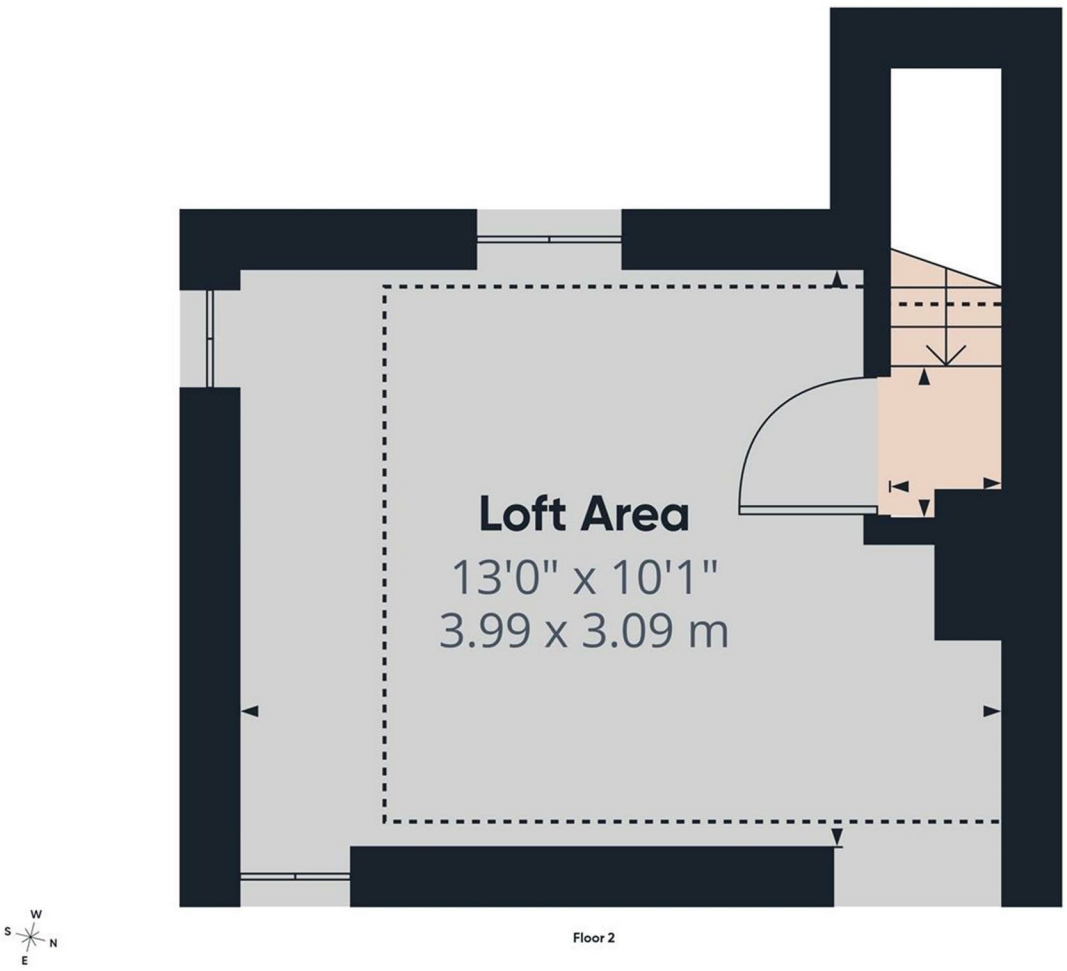


Floor 2

Approximate total area(1)
124 ft²
11.6 m²

Reduced headroom
35 ft²
3.3 m²

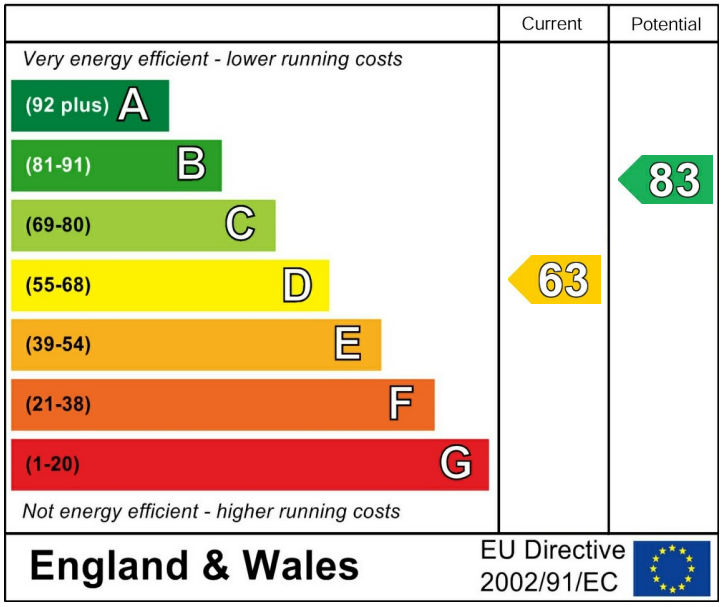
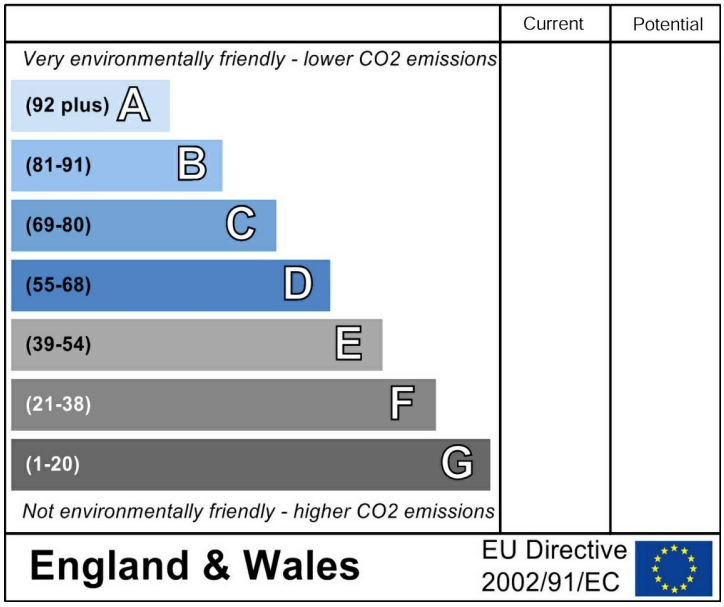
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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



Environmental Impact (CO_2) Rating