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Limb
MOVING HOME

16 Scaife Close, Cottingham, East Yorkshire, HU16 5LT

- Detached Family Home
- Open Views to the Rear
- Open Plan Living Kitchen
- Council Tax Band = E
- 4 Beds / 2 Baths
- Southerly Rear Garden
- Driveway & Garage
- Freehold / EPC = B

Guide Price £350,000

INTRODUCTION

GUIDE PRICE £350,000 – £360,000

Enjoying open views across fields to the rear, this beautifully presented four bedroom detached home offers approximately 1,358 sq ft of well-planned accommodation, complemented by a sunny southerly facing garden. The property combines generous living space with a practical layout, including a spacious open-plan living kitchen, separate lounge and dedicated study, providing flexibility for everyday living, entertaining and working from home.

The ground floor comprises a generous entrance hallway, lounge, study and a superb open-plan living kitchen providing ample space for cooking, dining and relaxing. A separate utility room and cloakroom/W.C. complete the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, the main bedroom having an en-suite shower room, together with a contemporary family bathroom.

Outside, the property is set back behind a lawned front garden, with a side driveway providing ample off-street parking, an EV charging point and access to a detached single garage. The rear garden is a particular feature, enjoying a desirable southerly aspect with an extended patio, lawn and open views across the adjoining fields.

With its generous accommodation, attractive outlook and sunny rear garden, this is a home that offers plenty both inside and out.

LOCATION

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; the subject property is within close proximity of the hospital making it an ideal location for health care workers.

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

Spacious and welcoming with staircase leading up ot the first floor.

LOUNGE

Window to the front elevation.

STUDY

Window to the front elevation.

CLOAKS/WC

With low flush WC and wash hand basin.

OPEN PLAN LIVING KITCHEN

KITCHEN AREA

Having a range of modern base and wall units with contrasting worktops incorporating a one and a half bowl sink and drainer. Integrated appliances include a double oven, four ring gas hob with filter above, fridge/freezer and dishwasher. Inset spot lights, tiled floor and window to rear.

LIVING AREA

With French doors leading out to the rear garden.

UTILITY

With fitted units, plumbing for a washing machine and external access door to rear.

FIRST FLOOR

LANDING

With large cylinder/airing cupboard and loft access hatch.

BEDROOM 1

With fitted wardrobes and window to the front elevation.

ENSUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush WC.

BEDROOM 2

With fitted wardrobes and window to the front elevation.

BEDROOM 3

Window to rear.

BEDROOM 4

Window to rear

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush WC. Tiling to floor, part tiled walls, heated towel rail, inset spot lights and window to rear.

OUTSIDE

The property sits back behind a lawned front garden with a side driveway providing ample off-street parking with EV charging point and access to a detached single garage. The rear garden is a standout feature, enjoying a desirable southerly aspect and featuring an extended patio area and lawn - perfect for making the most of the sun and the open outlook.

REAR

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

MAINTENANCE CHARGE

We have been advised that there is a maintenance charge payable of £160 per annum for the maintenance of the communal grounds.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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

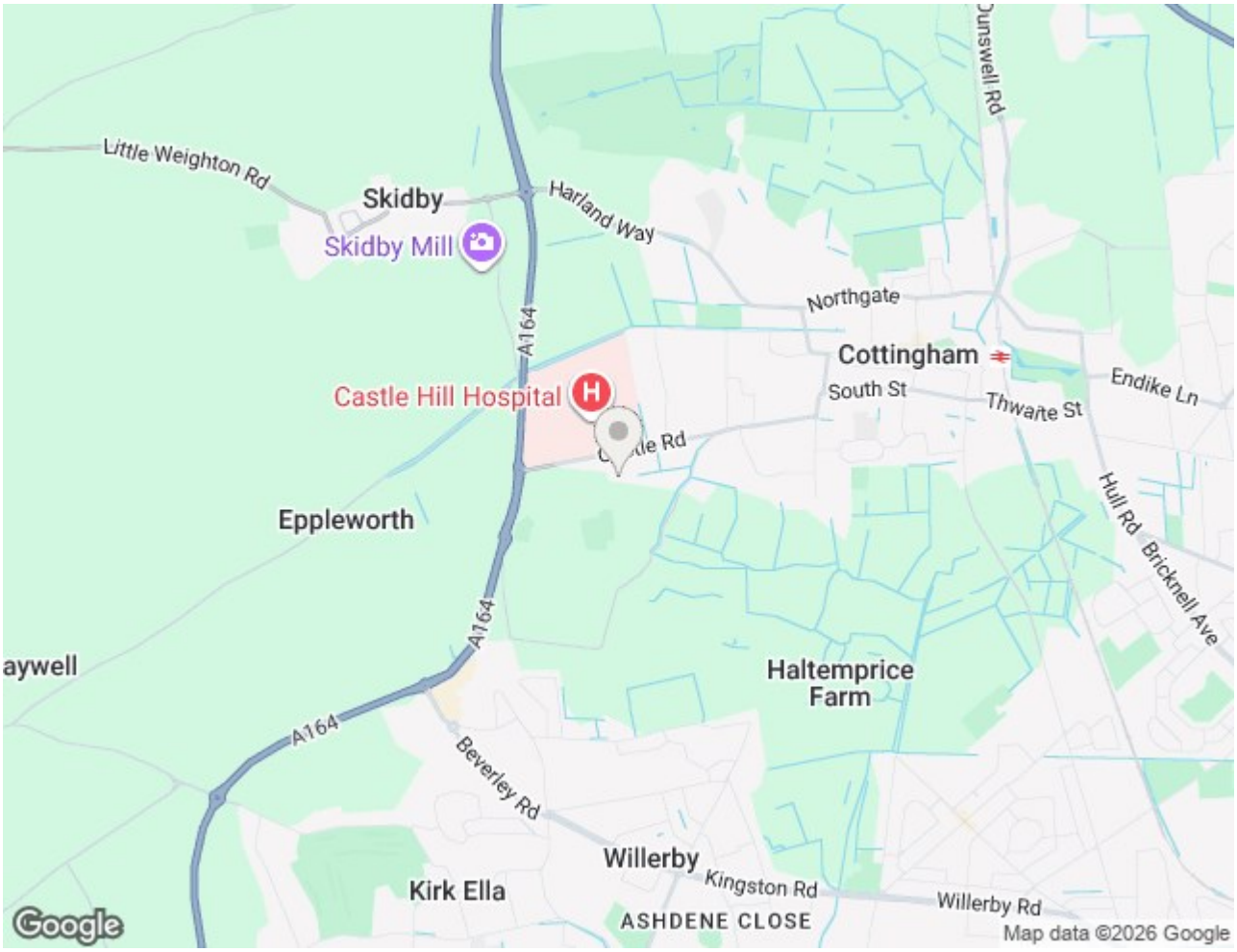
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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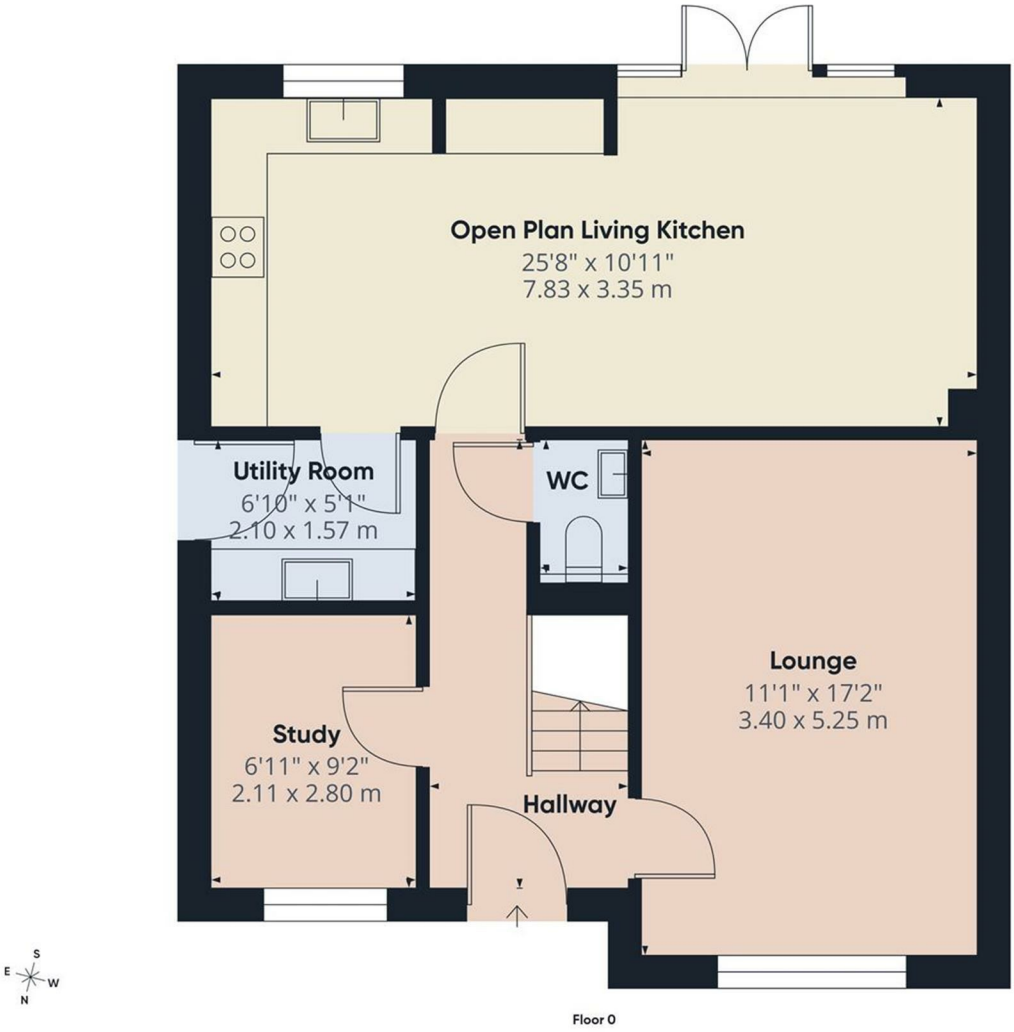
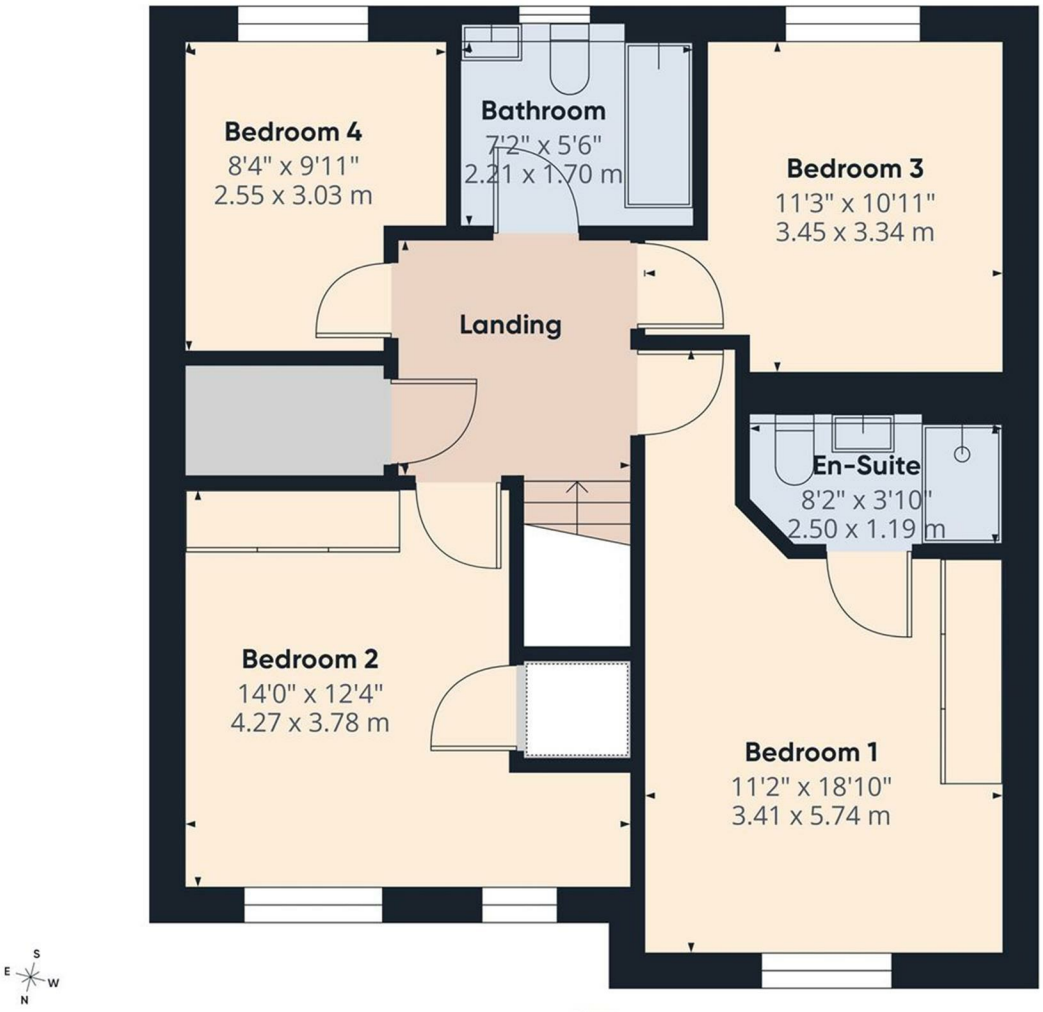


Approximate total area(1)
679 ft²
63.1 m²

(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

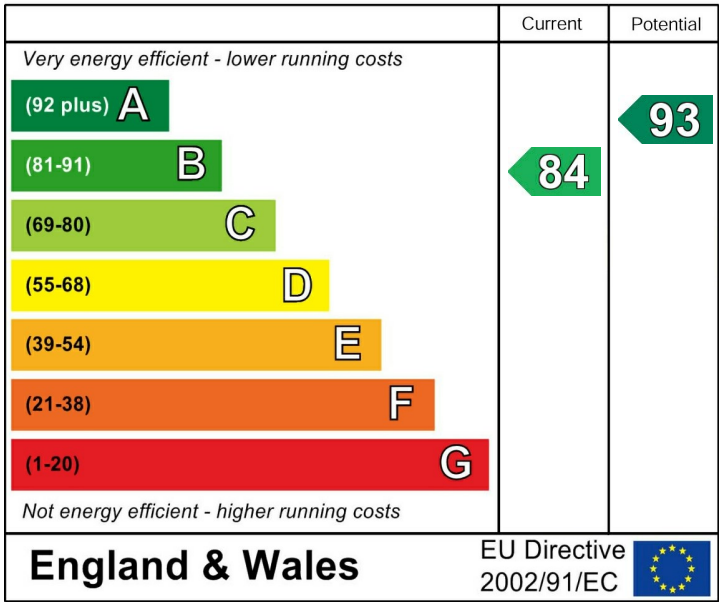
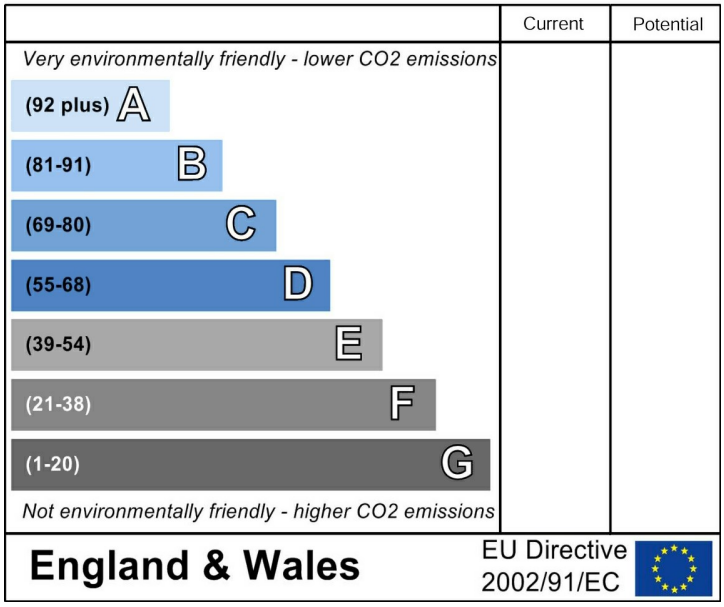
Approximate total area(1)
679 ft²
63.1 m²

(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



Environmental Impact (CO_2) Rating