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Limb
MOVING HOME









## *Chellow Dene, 113 Harland Way, Cottingham, East Yorkshire, HU16 5TA*

- Unique Detached House
- Currently 3 Bedrooms
- Beautiful Gardens
- Prime Location
- Great Character
- Further Potential
- Council Tax Band = G
- Freehold/EPC = D

## *£525,000*

## *INTRODUCTION*

Standing in one of Cottingham's most desirable locations is this truly unique and impressive traditional detached house. With stunning rear gardens, this is certainly a "stand out" property which is waiting for its next loving owner. Set well back from the road with mature borders providing much privacy, there is plenty of parking in addition to the garage. Overall the plot measure approx. a third of a acre and the rear garden is an absolute delight, as seen on the attached photography. Built in the 1930's, the house itself exudes great character with many period features retained. Whilst the property has been previously extended there is certainly further scope for remodelling/extension (subject to appropriate permissions) due to the side of plot and its location. The accommodation is depicted on the attached floorplan and briefly comprises a beautiful oak panelled entrance hallway, formal lounge, a great sized living room to the rear with access out to the gardens, fitted breakfast kitchen, large utility and downstairs shower room. Upon the first floor are three double bedrooms served by a bathroom and indeed bed 1 has the benefit of a bath and wash hand basin within. It must be noted that there is a sizeable loft which is ripe for conversion. In all, a fine property of which early viewing is strongly recommended.





## *LOCATION*

Recognised as the largest village in England, Cottingham offers an outstanding range of amenities, many centred around its thriving village centre. Here, a variety of independent shops, cafés, restaurants and traditional pubs create a vibrant yet welcoming community atmosphere. The village also benefits from excellent schooling, recreational facilities and attractive green spaces, making it particularly popular with families.

Cottingham's own railway station provides convenient connections to both Hull and Beverley, ensuring excellent commuter links while retaining a distinct village charm. The village centre is within comfortable walking distance, while the historic market town of Beverley lies approximately five miles to the north.

The nearby city of Kingston upon Hull, renowned for its cultural and leisure attractions, is also easily accessible. In addition, the location offers immediate access to beautiful surrounding countryside, including The Wolds Way and notable local landmarks such as Skidby Mill — perfect for those who enjoy outdoor pursuits and scenic surroundings.



## *ACCOMMODATION*

An attractive oak entrance door opens into an entrance vestibule, in which an internal door opens into:

## *ENTRANCE HALL*

Grand entrance hall featuring traditional oak panelling, with stairs to the first floor and a feature circular stained glass window to the side.



## *FRONT LOUNGE*

Window to the front elevation and fitted shelving/display units. The lounge features a coal effect gas fire with marble surround.



## *LIVING/DINING ROOM*

A superb and extended open plan space comprising a living and dining area. The living area features an electric fire with ornate tiled surround and hearth and feature surround. Sliding doors open onto the rear patio.







## *KITCHEN*

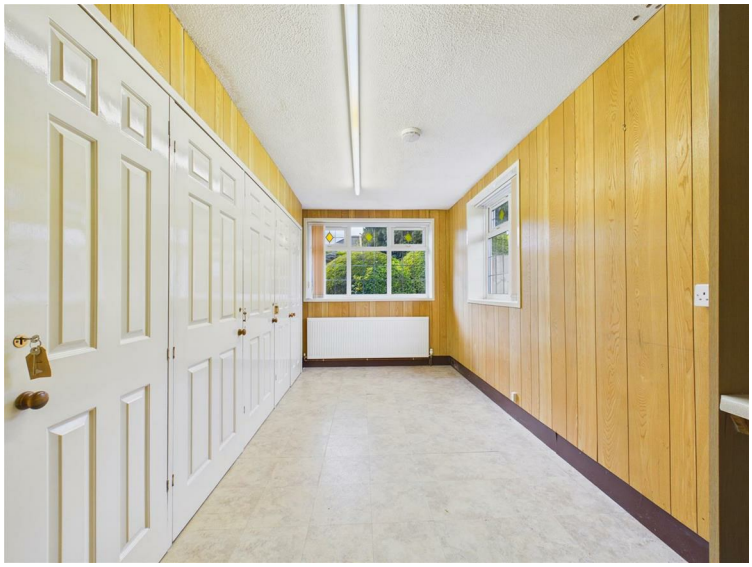
Comprising a bespoke hand built fitted shaker style units and oak worksurfaces, integrated fridge-freezer and bottle cooler, range cooker with extractor over, a ceramic one-and-a-half sink & drainer atop breakfast peninsula. There is a window to the side and sliding doors opening onto the rear patio.





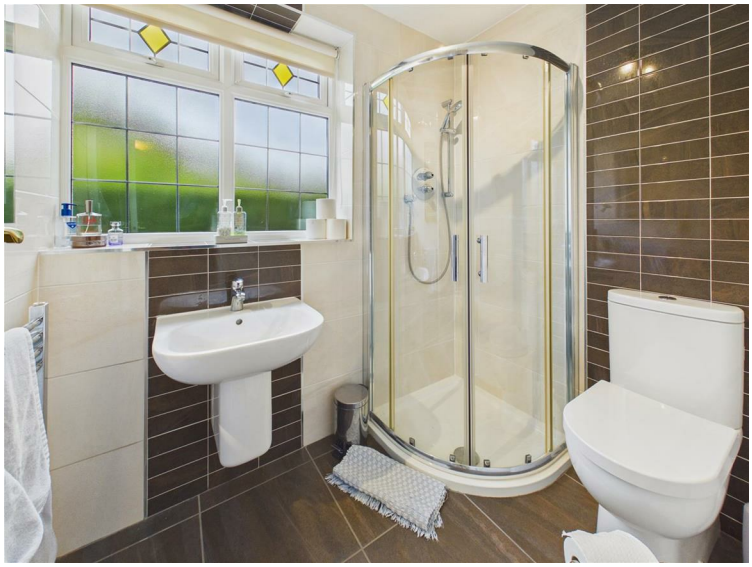
## *UTILITY*

With a run of fitted cupboards to one wall. Windows to the side and rear elevations.



## *SHOWER/CLOAK ROOM*

Tiled shower room comprising low-flush W.C., wash-hand basin beneath window to the side and shower enclosure to the corner.



## *FIRST FLOOR*

## *LANDING*

Window to front. Access to loft space via a pull down loft ladder.



## *BEDROOM 1*

An extended bedroom space which incorporates an en-suite area having a bath and wash hand basin. The bedroom area provides beautiful views across the garden and has fitted wardrobes and drawers.





## *BEDROOM 2*

Fitted wardrobes to one wall together with a shower cubicle, window to rear elevation.



## *BEDROOM 3*

Window to front elevation, fitted wardrobe and wash hand basin to corner.





## *BATHROOM*

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



## *SECOND FLOOR*

## *LOFT SPACE*

Accessed via a loft ladder and with a sky light window and radiator, this space is ripe for conversion.



## *OUTSIDE*

The property is well screened from the road with mature borders and a driveway sweeps in front of the house and around a turning circle, providing excellent parking and access to the attached garage. Overall the property occupies a site of around a third of acre and the rear garden is an absolute delight having many areas of interest. Directly to the rear of the house lies an extensive paved patio with lawn beyond, well stocked and mature borders again providing much privacy. To one corner is an ornamental pond.



## *DRIVEWAY*



## *REAR VIEW*





## *HEATING*

The property has the benefit of gas central heating.

## *GLAZING*

The front façade has hardwood framed single glazed windows with attractive leaded lights and secondary glazing internally. The remainder of the house has uPVC framed double glazed windows.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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 heating system 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. 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 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. These 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 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. AI may have also been used to enhance photography.

## *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.


Bentley
A1079
A164
Risby Hall
Risby
Dunswell Rd
A1079
Little Weighton Rd
Skidby
Harland Way
Skidby Mill
Northgate
A164
Cottingham
Castle Hill Hospital
South St
Thwaite St
Endike Ln
Castle Rd
INGLEMIRE
Hull Rd
Eppleworth
A164
Bricknell Av
Haltemprice
Farm
Google
Map data ©2026 Google




Approximate total area(1)

1416 ft²

131.6 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.

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Approximate total area(1)

657 ft²

61 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.

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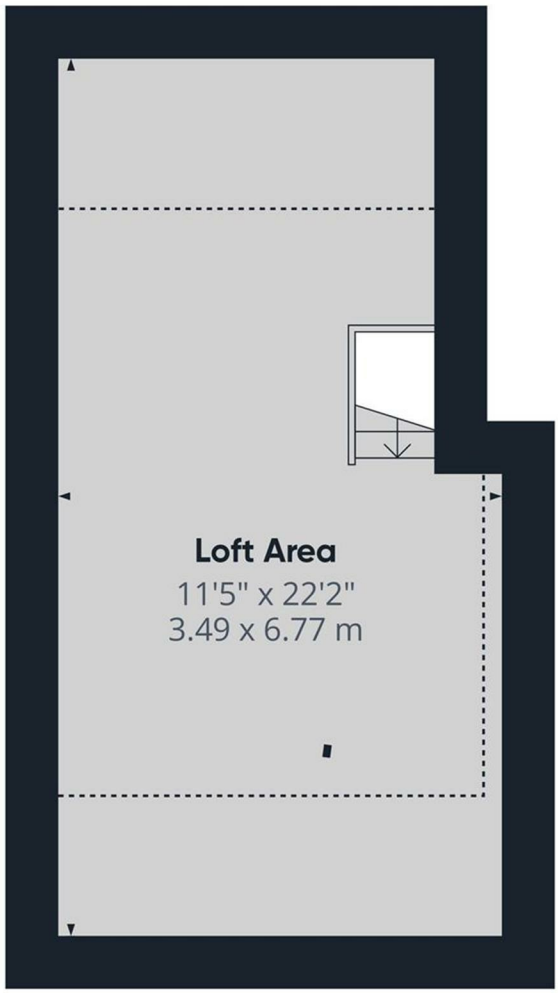


Floor 2

**Approximate total area**(1)
230 ft²
21.4 m²

**Reduced headroom**
85 ft²
7.9 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.

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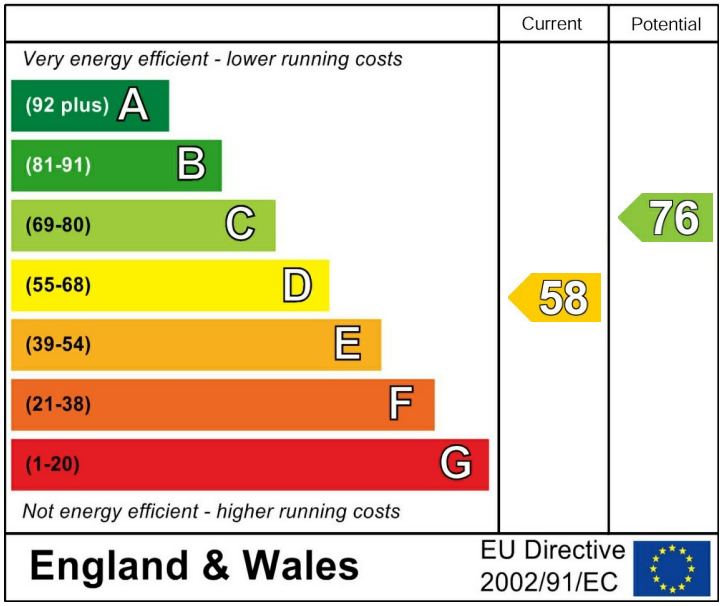
## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

