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Limb
MOVING HOME



210 Northgate, Cottingham, East Yorkshire, HU16 5QW

- 📍 Stylish Bay Fronted Terrace
- 📍 Superb Kitchen With Bi-folds
- 📍 Three Bedrooms
- 📍 Council Tax Band = C
- 📍 Contemporary Bathroom
- 📍 Converted Loft with Shower
- 📍 Lovely Garden & Parking
- 📍 Freehold / EPC = E

£275,000

INTRODUCTION

A fantastic opportunity to acquire a beautifully updated, traditional bay-fronted mid-terraced home, perfectly tailored for modern family living. Combining classic character with contemporary style, the accommodation features an inviting entrance hallway with a ground-floor W.C. and a sleek, modern kitchen equipped with integrated appliances. A particular highlight is the lounge and sitting room; currently separated by clever, half-height bookcases, this versatile space can easily be opened up into a fully open-plan layout to suit your lifestyle.

The first floor hosts two double bedrooms, a single bedroom, and a stylish family bathroom. There is also a converted loft providing useful extra space with a shower facility and W.C., which does not have building regulations approval and therefore cannot be classed as formal accommodation. Externally, the property boasts great curb appeal with an attractive lawned front garden. The lovely rear garden is designed for low maintenance, featuring a patio accessed via bi-folding doors from the kitchen, an artificial lawn, a tranquil fish pond, a summerhouse, and a shed. Private parking for two cars is located to the rear via a gated tenfoot which offers excellent added security, and the home enjoys a wonderful, open outlook directly overlooking tennis courts and a park.

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.

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.

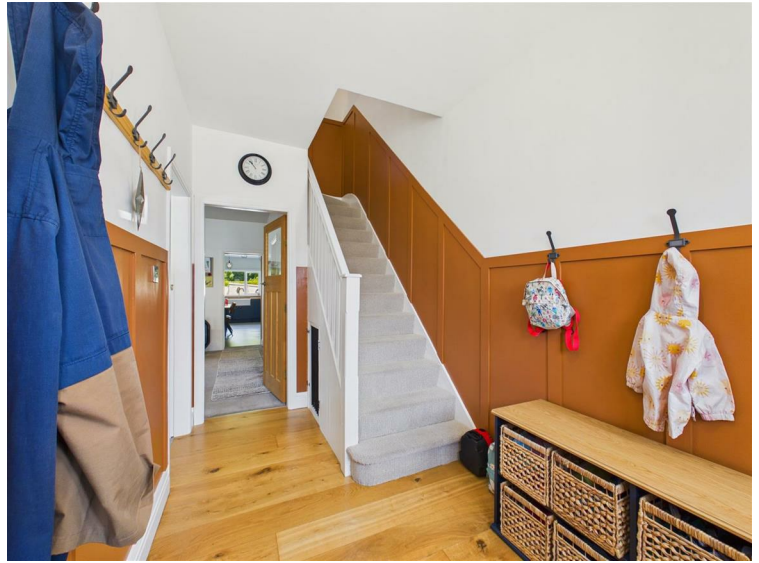
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with engineered oak flooring and staircase leading up to the first floor.



LOUNGE

With feature fire surround housing a living flame gas fire. Bay window to the front elevation. This room is connected to the sitting room with cleverly placed half height book cases which can be removed to create a complete open plan space.



SITTING ROOM

With window to the rear elevation.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. There is also useful understairs storage.

KITCHEN

Situated to the rear of the property with bi-folding doors leading out to the patio area and garden beyond. The kitchen has a range of stylish units with solid oak worktops incorporating a double Belfast sink, double oven, induction hob with filter above and a fridge/freezer. There is plumbing for a dishwasher and a cupboard with plumbing for the washing machine and space for dryer.



FIRST FLOOR

LANDING

With staircase leading up to the converted loft space.

BEDROOM 1

With exposed brick chimney breast with hanging space and shelving to alcoves. Bay window to the front elevation.



BEDROOM 2

With window to the rear elevation.





BEDROOM 3

Window to the front elevation.

BATHROOM

With shaped bath with hand held and rainhead shower over, vanity unit with wash hand basin and low flush W.C. Feature flooring, inset spot lights, heated towel rail and window to rear.



LOFT SPACE

The loft space features a shower facility, eaves storage, W.C. and Velux Windows to the rear elevation.

PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.



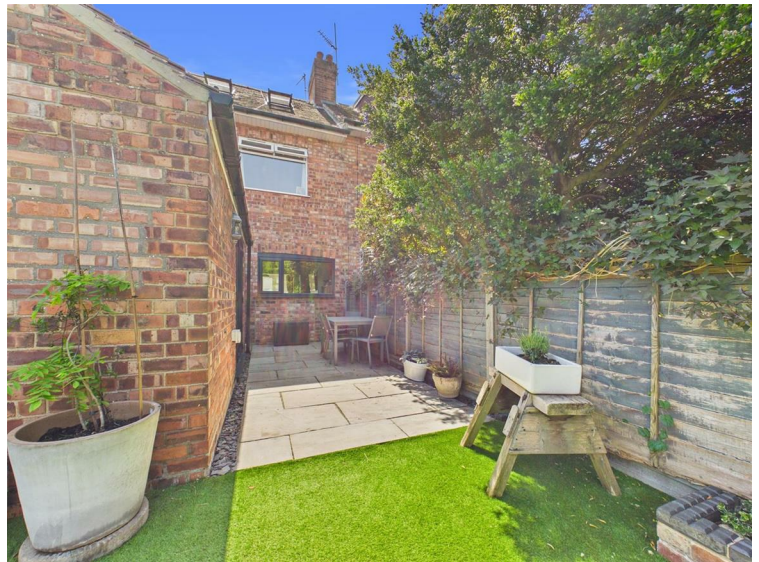


OUTSIDE

Externally, there is an attractive lawned garden to the front with established shrubs, a low brick wall to the front boundary, and a wide path giving access to the front door. The lovely rear garden is designed for low maintenance, featuring a patio accessed via bi-folding doors from the kitchen, an artificial lawn, raised planters, and a fish pond. To the far end, a further patio area hosts both a summerhouse and a practical garden shed. Private parking for two cars is located to the rear via a gated tenfoot which offers excellent added security, and the home enjoys a wonderful, open outlook directly overlooking tennis courts and a park.



REAR VIEW



GLAZING

The property has the benefit of double glazing.

HEATING

The property has the benefit of gas central heating.

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. 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

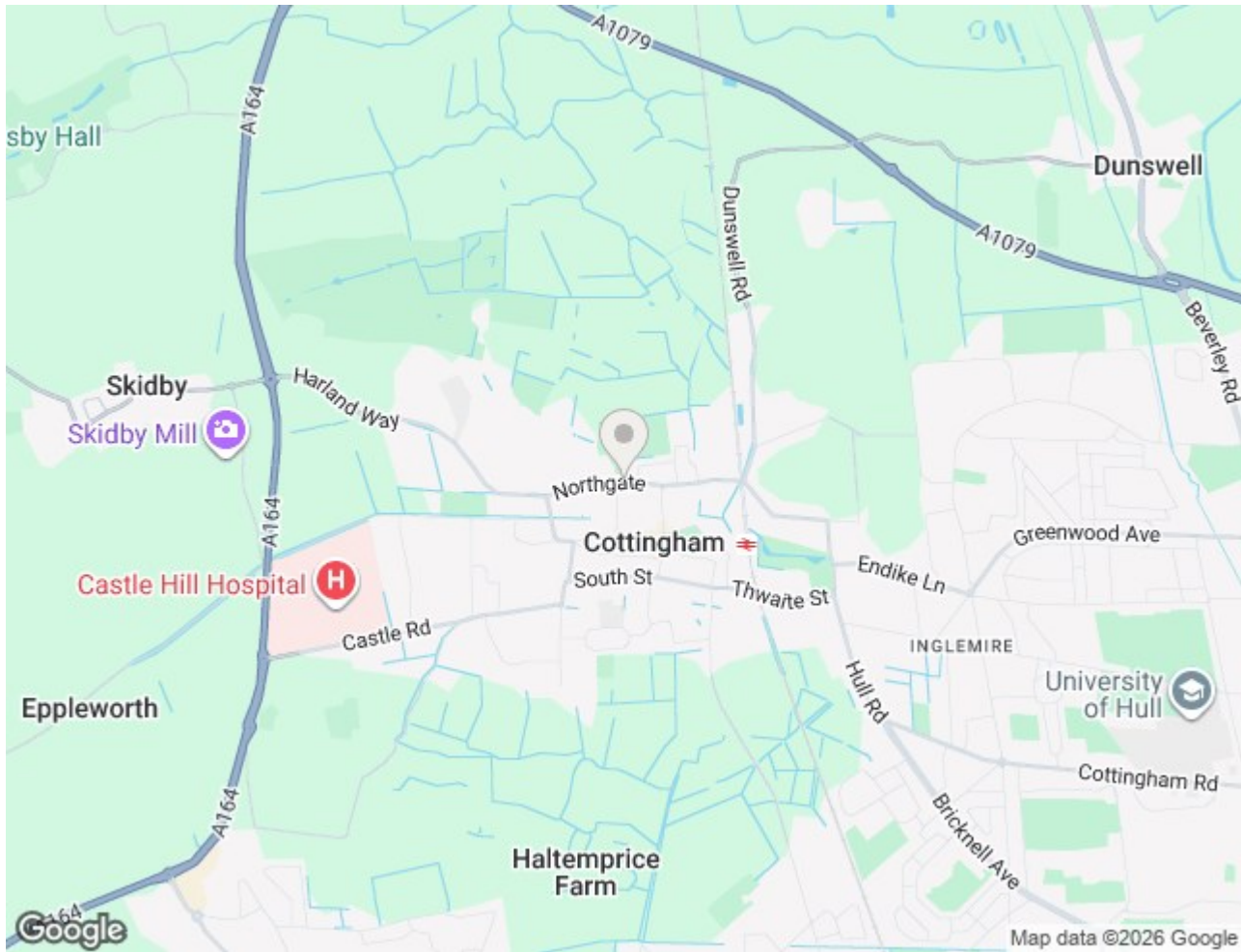
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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

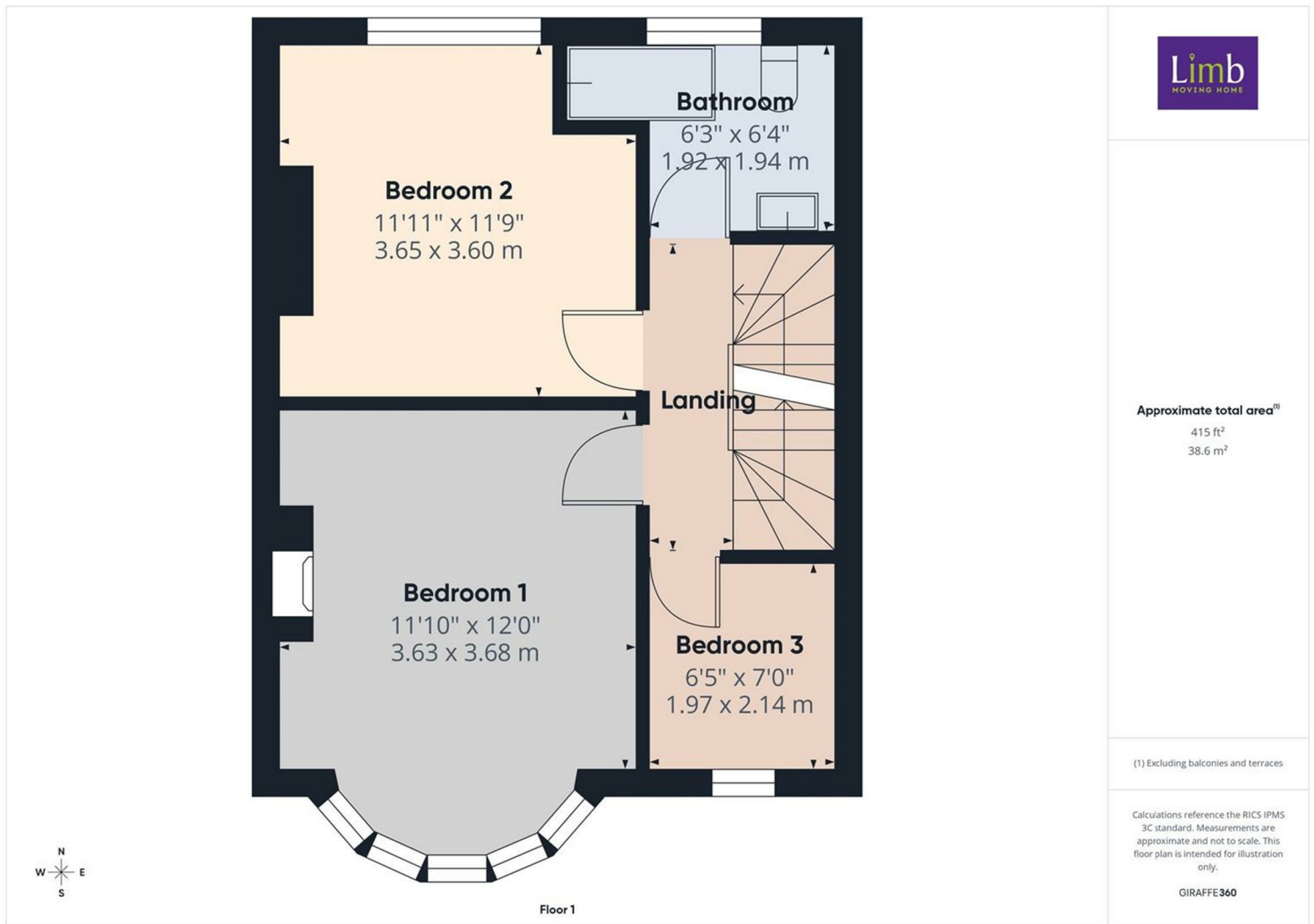
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

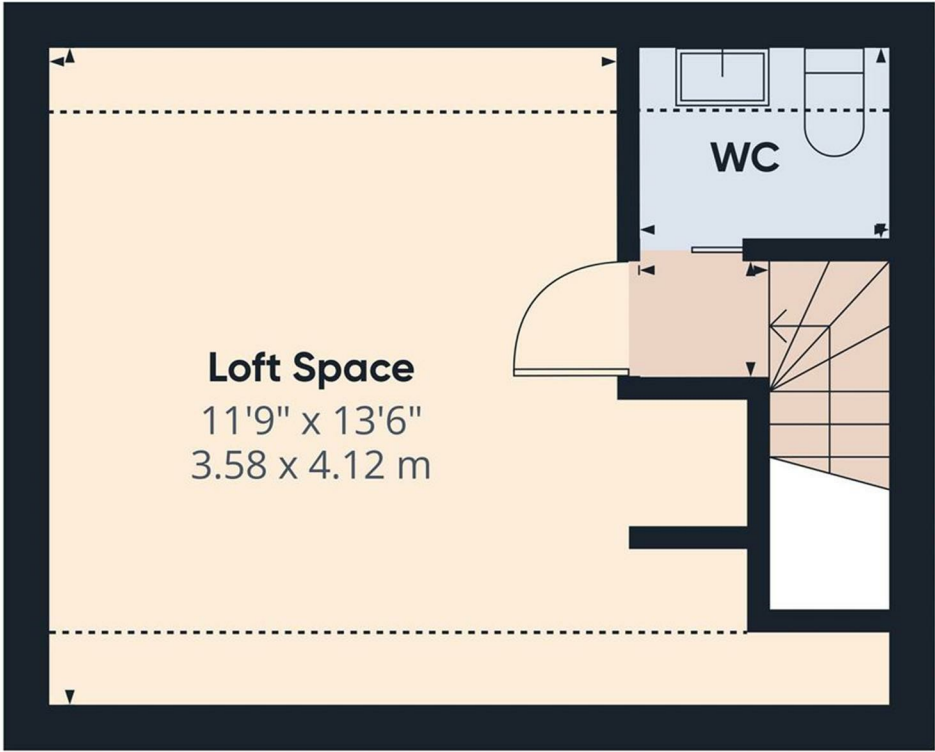
PROPERTY TO SELL?

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.









Floor 2



Approximate total area^m
210 ft²
19.4 m²

Reduced headroom
45 ft²
4.2 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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