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Matthew
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MOVING HOME



6 Golf Links Road, Cottingham, East Yorkshire, HU6 8RA

- 📍 Detached Bungalow
- 📍 Two Bedrooms
- 📍 C/Heating & D/Glazing
- 📍 Lovely Rear Garden
- 📍 Large Garage
- 📍 No Chain Involved
- 📍 Viewing Recommended
- 📍 EPC = F

£185,000

INTRODUCTION

This two bedroom detached bungalow is offered for sale with no chain involved and therefore an early completion is possible. The property has a side drive which leads to a garage and an attractive rear garden. The accommodation boasts central heating, double glazing (some being triple), and comprises an entrance hall, lounge with feature fireplace, dining room, kitchen, two double bedrooms, bathroom and separate WC. There is further potential to exploit here and early viewing is strongly recommended.

LOCATION

Golf Links Road is a popular street scene which lies to the east of Cottingham village and runs between Hull Road and Inglemire Lane. The property is therefore well placed for travelling into either Cottingham or Hull where a variety of shops and amenities can be found.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A spacious central hallway with walk-in cupboard situated off with shelving.

LOUNGE

16' x 11'2" approx (4.88m x 3.40m approx)

Having a feature fire surround with cast and tiled fireplace with "living flame" gas fire. Windows and door to rear.



DINING ROOM

9'5" x 9' approx (2.87m x 2.74m approx)

With fitted cupboard to alcove. Window to side elevation.



KITCHEN

Having a selection of units with work surfaces, sink and drainer, integrated oven, four ring hob with filter hood above, plumbing for dishwasher, tiling to the floor. Window overlooking the rear garden. External access door to rear. A cupboard houses the cylinder, plumbing for a washing machine and gas fired central heating boiler.



WC

With low level WC.

BEDROOM 1

13'1" x 11'1" approx (3.99m x 3.38m approx)
With period fireplace, cupboard to alcove. Triple glazed window to front elevation.



BEDROOM 2

11'10" x 9'3" (3.61m x 2.82m)

Triple glazed bay window to front elevation. Period fireplace.



BATHROOM

Having a bath with shower over and screen, pedestal wash hand basin, tiled surround.

OUTSIDE

The property is approached across a driveway which leads onwards to the garage. To the rear there is an attractive lawned garden with established borders.



REAR VIEW OF PROPERTY



CENTRAL HEATING

The property has the benefit of a gas fired central heating system.

DOUBLE GLAZING

The property has double glazing with triple glazing to the front.

SECURITY

A burglar alarm system is fitted and there is an outdoor security light.

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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

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.

VALUATION SERVICE

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.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

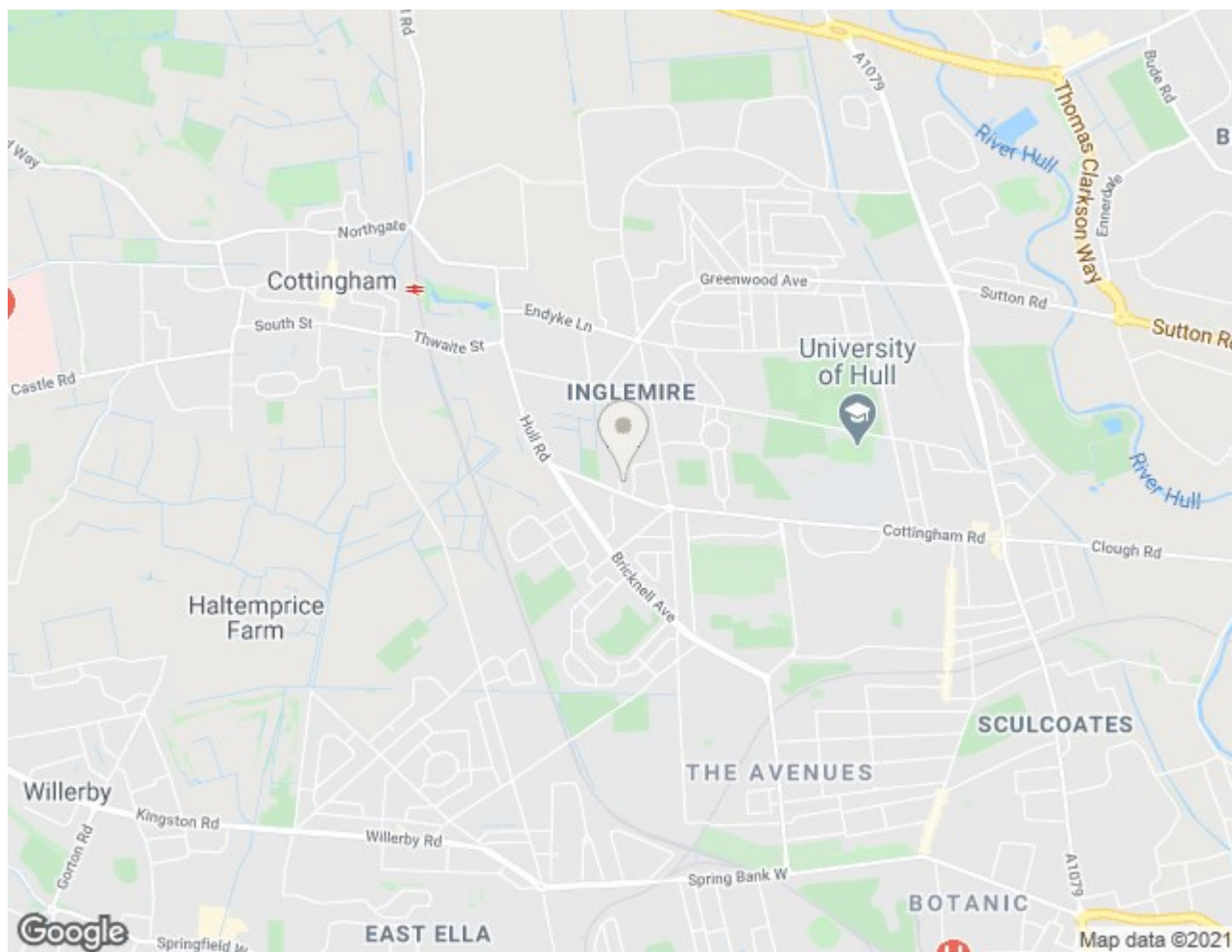
Property or lease premium or transfer value	SDLT rate
Up to £500,000	Zero
The next £425,000 (the portion from £500,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)




Ground Floor

Approx. 67.8 sq. metres (730.2 sq. feet)



Total area: approx. 67.8 sq. metres (730.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	28	
(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		72
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	