

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



7 The Spinney, Cottingham, East Yorkshire, HU16 5AU

- 📍 "True" Bungalow
- 📍 Requires Modernisation
- 📍 Cul-de-Sac Position
- 📍 Close to Village Centre
- 📍 Large Rear Garden
- 📍 Side Drive & Garage
- 📍 No Onward Chain
- 📍 EPC = C

£250,000

INTRODUCTION

Situated within the popular village of Cottingham is this "true" bungalow which offers great potential with no onward chain. Occupying a good sized plot within this residential cul-de-sac, the property requires a programme of modernisation and refurbishment and the accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a shower room. The accommodation also has the benefit of gas central heating to radiators and uPVC double glazing.

A gravelled garden area extends to the front and a side drive leads onwards to the single detached garage. The large rear garden is mainly lawned with a patio area and planted borders.

LOCATION

The Spinney is a residential cul-de-sac located off Oakdene which runs off South Street, close to the centre of this popular village. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a westerly direction towards the iconic Humber Bridge. Cottingham also has its own mainline railway station with direct access to London Kings Cross. Schooling for all ages is available, being both state and private.

Cottingham Railway Station - 0.5 miles approx

Hull City Centre - 4 miles approx

Beverley - 6 miles approx

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With loft access hatch

LOUNGE

12'10" x 11'9" approx (3.91m x 3.58m approx)

With windows to side elevation and sliding doors opening out to the rear garden.



KITCHEN

12'4" x 11'0" approx (3.76m x 3.35m approx)

Having a range of fitted units, sink and drainer and cooker point.
Window and external access door to rear.



BEDROOM 1

14'1" x 11'8" approx (4.29m x 3.56m approx)

With tiled fireplace and windows to front and side elevations.



BEDROOM 2

12'8" x 11'0" approx (3.86m x 3.35m approx)

With built in wardrobes and airing cupboard. Window to front elevation.



SHOWER ROOM

With suite comprising a shower enclosure, pedestal wash hand basin and W.C. Partly tiled. Window to side elevation.



OUTSIDE

To the front of the property is a gravelled garden area with low brick wall boundary. A block paved drive to the side leads onwards to the single detached garage. The large rear garden is mainly lawned with a patio area, planted borders and fenced boundary.



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

Purchase Price of Property

£0 - £125,000 0%
£125,001 - £250,000 2%
£250,001 - £925,000 5%
£925,001 - £1,500,000 10%
£1,500,001 and over 12%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)




Ground Floor

Approx. 68.1 sq. metres (732.6 sq. feet)



Total area: approx. 68.1 sq. metres (732.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(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		
England & Wales	EU Directive 2002/91/EC	