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Limb
MOVING HOME



91 Castle Road, Cottingham, East Yorkshire, HU16 5JF

- 📍 Double Fronted Detached
- 📍 Four Double Bedrooms
- 📍 Landscaped Rear Garden
- 📍 Council Tax Band = E
- 📍 Lounge & Study
- 📍 Dining Kitchen & Utility
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

£399,950

INTRODUCTION

Occupying a lovely position is this impressive double fronted detached house built in recent times by Bellway Homes. Offering immaculately presented and spacious accommodation complemented by a beautifully landscaped south facing rear garden, driveway and garage. The accommodation is depicted on the attached floorplan and comprises a spacious and welcoming entrance hall, cloaks/W.C., dining kitchen with contemporary units and central island plus a utility room. There is a study and lounge with French doors opening out to the rear garden. Upon the first floor are four double bedrooms, en-suite shower room and family bathroom.

The property is set back from the road behind laurel hedging. There is a gravelled area to the front and a side drive provides excellent off street parking and leads onwards to the single garage. The beautifully landscaped rear garden enjoys a southerly aspect with large patio and lawn beyond.



LOCATION

The property is situated along Castle Road, Cottingham. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreation 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 and 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.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor and cupboard under.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor and part tiling to walls.

STUDY

11'3" x 7'0" approx (3.43m x 2.13m approx)
Window to front elevation.



LOUNGE

15'8" x 11'3" approx (4.78m x 3.43m approx)
With French doors opening out to the rear garden.



DINING KITCHEN

23'0" x 11'3" approx (7.01m x 3.43m approx)

Having a range of dual tone shaker style base and wall units with complementing worksurfaces and matching central island with breakfast bar peninsular. There is a one and a half bowl sink and drainer with mixer tap, double oven, four ring gas hob with filter above, dishwasher and fridge/freezer. Windows to front and rear.



FIRST FLOOR

LANDING

With airing cupboard.

BEDROOM 1

13'1" x 16'1" approx (3.99m x 4.90m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor and window to front.



BEDROOM 2

11'4" x 10'9" approx (3.45m x 3.28m approx)
Window to front.



BEDROOM 3

11'3" x 9'10" approx (3.43m x 3.00m approx)
Window to rear.



BEDROOM 4

12'3" x 8'6" approx (3.73m x 2.59m approx)
Window to rear.



BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Tiled floor, window to rear.



OUTSIDE

The property is set back from the road behind laurel hedging. There is a gravelled area to the front and a side drive provides excellent off street parking and leads onwards to the single garage. The beautifully landscaped rear garden enjoys a southerly aspect with large patio and steps down to the lawn beyond. There is a further patio area to the rear of the garage and fencing to the boundary.



PATIO



REAR VIEW



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

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.

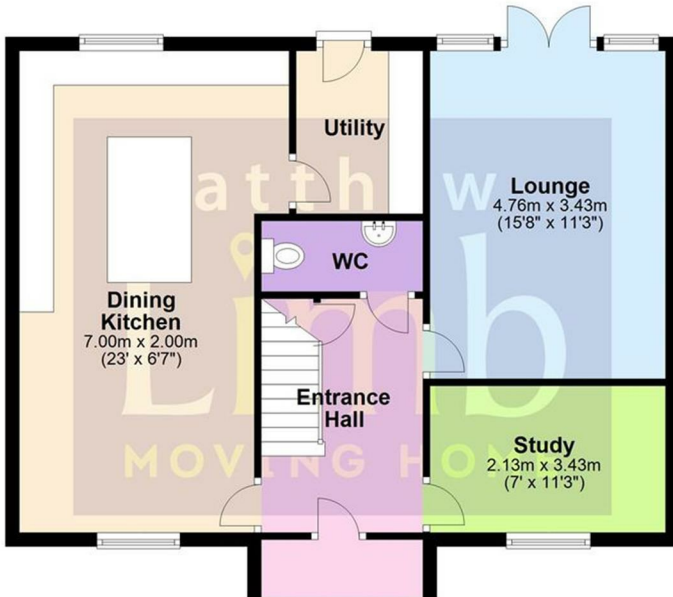
VALUATION SERVICE

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.



Ground Floor

Approx. 65.7 sq. metres (707.6 sq. feet)




First Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 133.5 sq. metres (1437.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	