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Limb
MOVING HOME

17 Beck Bank, Cottingham, East Yorkshire, HU16 4LH

- Mid Terraced Home
- 3 Bedrooms
- Modern Bathroom
- Council Tax Band = B
- Dining Kitchen
- Westerly Rear Garden
- No Onward Chain!
- Freehold / EPC = D

£185,000

INTRODUCTION

Offered for sale with the advantage of no onward chain, this well-presented mid-terraced home provides comfortable and practical accommodation that will appeal to a range of buyers, including first-time purchasers, young families and those seeking a ready-to-move-into property.

The accommodation is thoughtfully arranged and begins with an entrance hallway leading through to a welcoming lounge, where attractive parquet flooring adds character and warmth to the living space. To the rear of the property, the modern dining kitchen provides an excellent environment for both everyday living and entertaining, with ample space for dining and direct access to the garden.

The first floor offers three well-proportioned bedrooms, all capable of accommodating a variety of lifestyle requirements, whether as bedrooms, a nursery or a home working space. A contemporary bathroom completes the accommodation and enhances the property's move-in-ready appeal.

Externally, the property benefits from a tidy garden area to the front, whilst the rear garden enjoys a desirable westerly aspect, allowing buyers to make the most of afternoon and evening sunshine. Designed for ease of maintenance, the garden incorporates a patio seating area, lawn and attractive established shrubs, creating an inviting outdoor space for relaxation and entertaining.

Combining well-maintained accommodation, appealing outdoor space and the convenience of no onward chain, this is an excellent opportunity to acquire a home that is ready to be enjoyed from day one.

LOCATION

The property is situated along Beck Bank which is just a short walk from the train station and the village centre. 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

With staircase leading up to the first floor.

LOUNGE

With parquet flooring and bay window to the front elevation.

The gas log burner is disconnected and just a feature. However there is a class A flue that can have anything fitted to it such as another gas fire or a real log burner.

DINING KITCHEN

Featuring modern base and wall units, incorporating a sink and drainer, oven and four ring gas hob with filter hood above. There is plumbing for a washing machine, useful understairs storage cupboard, window and external access door to rear plus a feature single glazed octagonal window.

There is ample space for a dining table and chairs.

FIRST FLOOR

LANDING

BEDROOM 1

With decorative fireplace and bay window to the front elevation.

BEDROOM 2

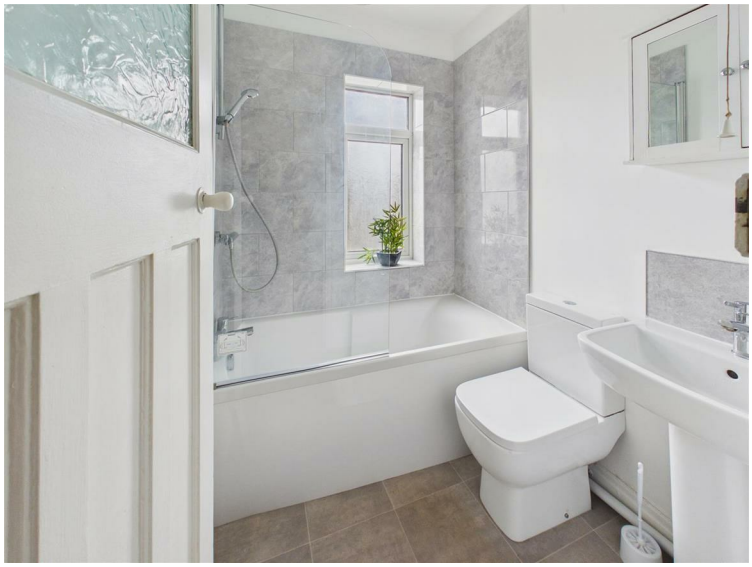
With window to the rear.

BEDROOM 3

Window to rear enjoying a lovely view of the church.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, window to front.



OUTSIDE

Externally, the property benefits from a tidy garden area to the front, whilst the rear garden enjoys a desirable westerly aspect, allowing buyers to make the most of afternoon and evening sunshine. Designed for ease of maintenance, the garden incorporates a patio seating area, lawn and attractive established shrubs, creating an inviting outdoor space for relaxation and entertaining. Currently there is a pedestrian access gate to the rear tenfoot.

REAR VIEW

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing with the exception of one small circular timber framed single glazed window in the kitchen.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

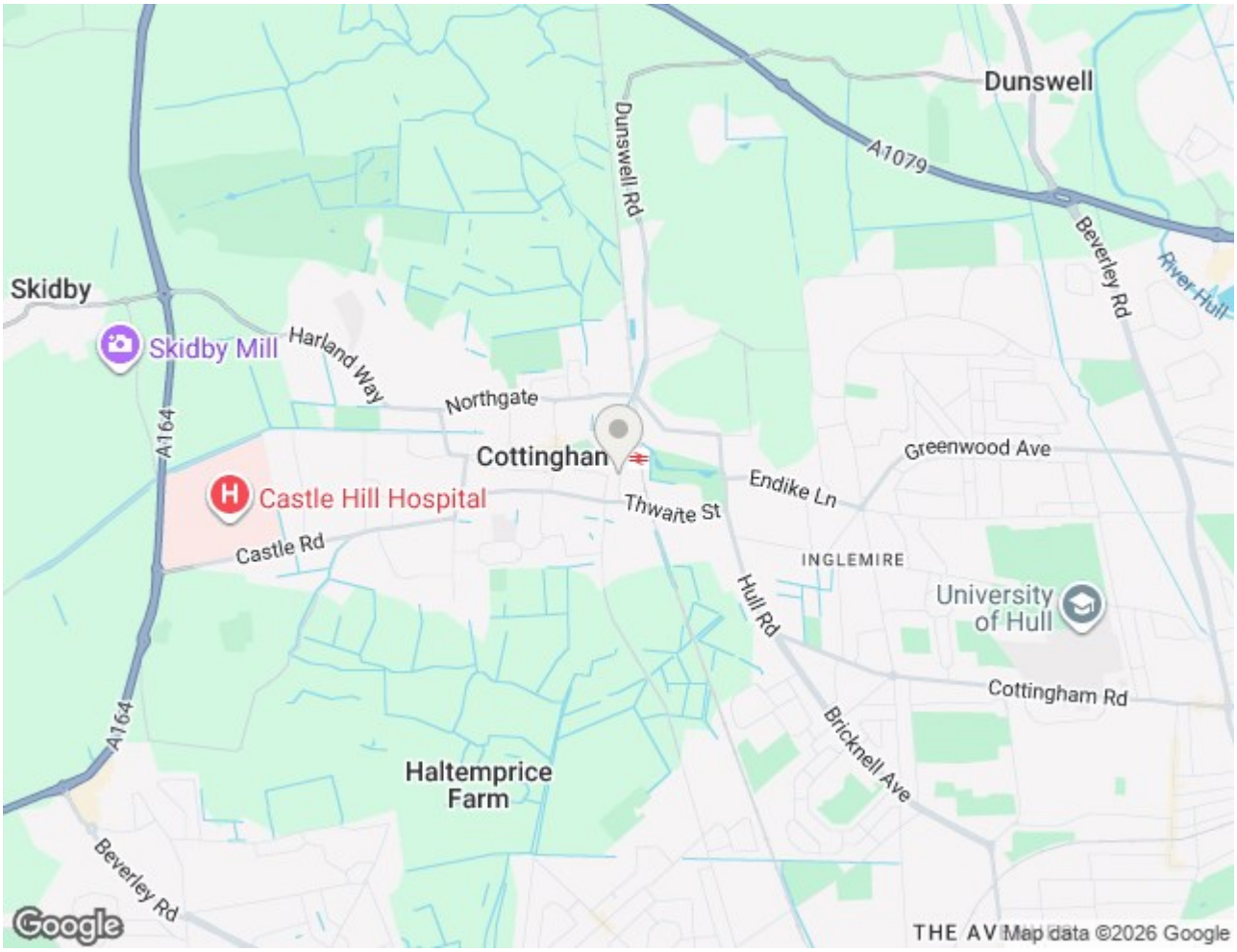
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.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Endike Ln
Thwaite St
Castle Rd
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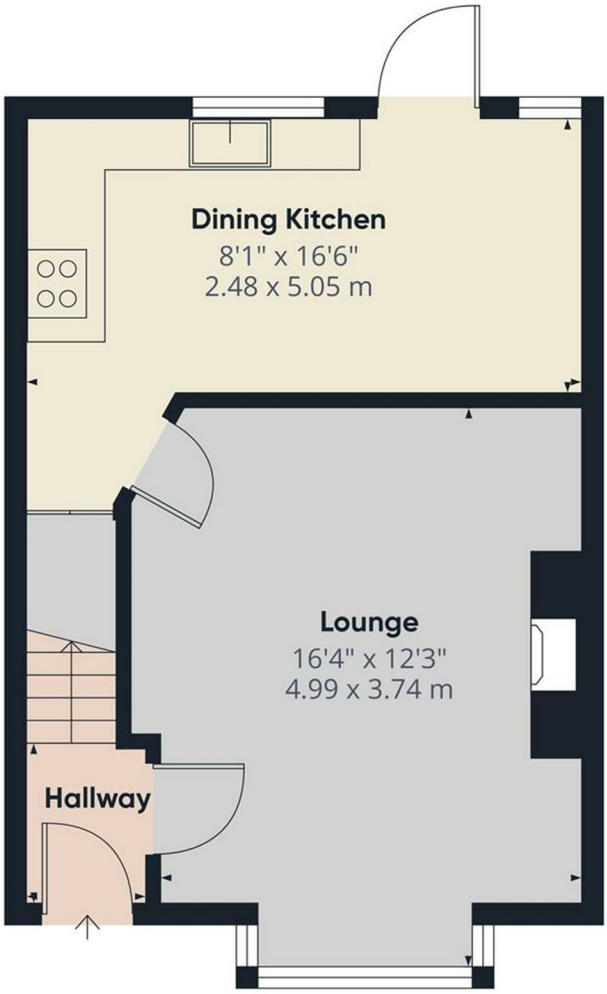


Floor 0

Approximate total area(1)

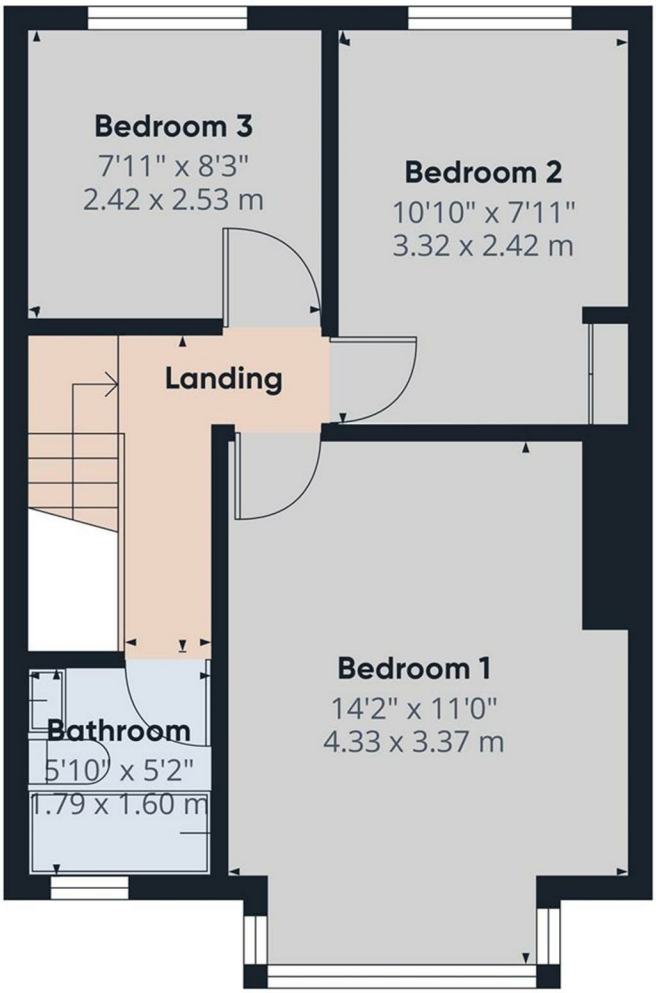
381 ft²

35.3 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.

GIRAFFE360



Floor 1

Approximate total area(1)

362 ft²

33.7 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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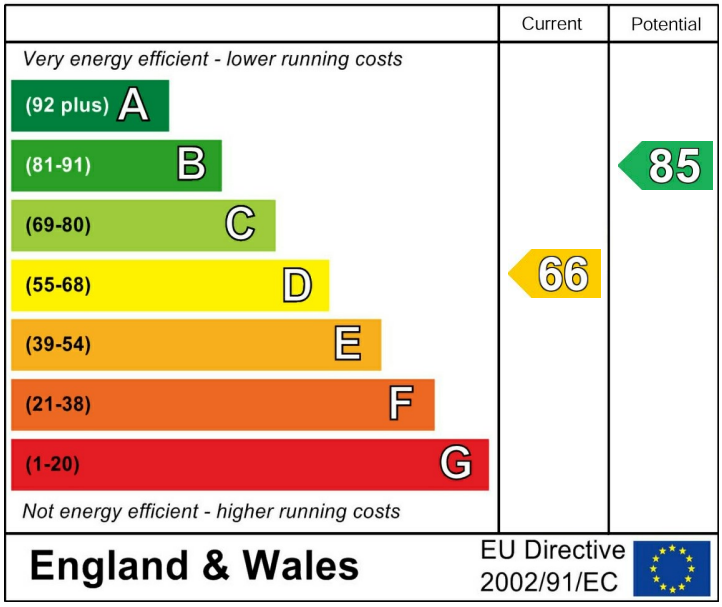
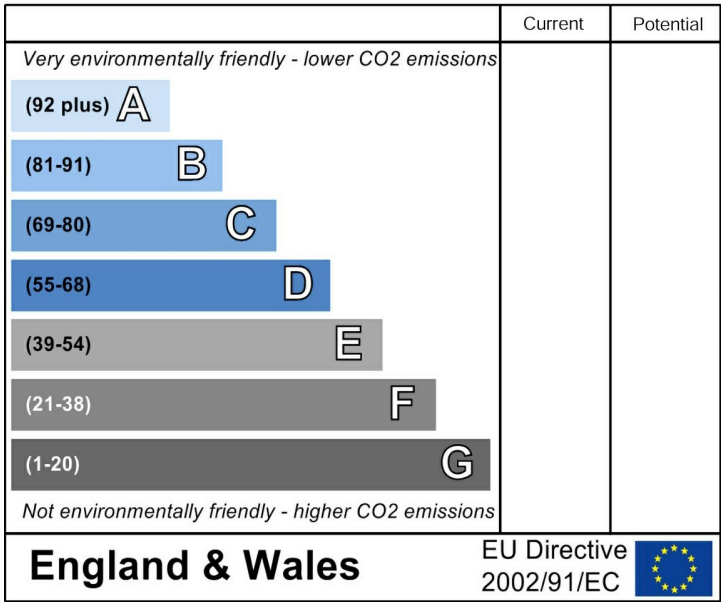
Energy Efficiency Rating



Environmental Impact (CO_2) Rating