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Matthew  
**Limb**  
MOVING HOME



*50 The Spinney, Cottingham, East Yorkshire, HU16 5AU*

- 📍 Superb Corner Plot
- 📍 Stunning Garden
- 📍 Semi Detached Bungalow
- 📍 Council Tax Band D
- 📍 Significantly Extended
- 📍 3/4 Bedrooms
- 📍 Double Garage
- 📍 Freehold/EPC = D

**£335,000**

## INTRODUCTION

For those looking for a bungalow with a larger than average garden, look no further! Standing in a fabulous corner style plot of around 0.22 acre with a south facing rear aspect, this property has many attractive features. The accommodation itself has been significantly extended to provide 3/4 bedrooms and a driveway leads to a double garage. The property is situated at the end of the popular cul-de-sac of The spinney which lies within convenient walking distance of Cottingham centre. The accommodation briefly comprises an entrance hallway, lounge, sun lounge, dining kitchen, 3 bedrooms and a 4th bedroom or additional sitting room. There is also a modern shower room. The accommodation has the benefit of gas fired central heating to radiators via a Worcester boiler and there is uPVC double glazing installed. Outside the property is approached across a drive which provides good parking and access to the double garage (15'9" x 18'7"). The rear garden is predominately laid to lawn interspersed with ornamental planting and shrubbery.

## 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

## LOUNGE

11'9" x 14'1" approx (3.58m x 4.29m approx)

Plus bay window to rear with sliding patio doors leading out to the sun room. The chimney breast has a feature fire surround with marble hearth and back plate housing electric fire.





### *SUN ROOM*

12'3" x 6'5" approx (3.73m x 1.96m approx)

Overlooking the rear garden with sliding patio doors leading out.



### *DINING KITCHEN*

12'5" x 11'1" approx (3.78m x 3.38m approx)

Having a selection of fitted units, one and a half sink and drainer plumbing for automatic washing machine and space for a dryer and a cooker slot. Window and external access door to rear.



### *SITTING ROOM/BED 4*

12'8" x 11'8" approx (3.86m x 3.56m approx)

With electric fire to the chimney breast, bow window to front elevation and further windows to sides.



### BEDROOM 1

14'1" x 9'6" approx (4.29m x 2.90m approx)  
With fitted wardrobe, window to rear elevation.



### BEDROOM 2

14'1" x 10'0" approx (4.29m x 3.05m approx)  
Window to rear.



### BEDROOM 3

12'3" x 11'1" approx (3.73m x 3.38m approx)  
Bow window to front. Cupboard to corner housing Worcester gas fired central heating boiler.





## SHOWER ROOM



## OUTSIDE

Outside the property is approached across a drive which provides good parking and access to the double garage (15'9" x 18'7"). The rear garden is predominately laid to lawn interspersed with ornamental planting and shrubbery.



*REAR*



*MAP*



*TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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. 114.1 sq. metres (1227.9 sq. feet)



Total area: approx. 114.1 sq. metres (1227.9 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	