

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



48 Beechdale, Cottingham, East Yorkshire, HU16 4RH

- 📍 Semi-Detached House
- 📍 Corner Style Plot
- 📍 Popular Cul-De-Sac
- 📍 Council Tax Band = C

- 📍 3 Spacious Bedrooms
- 📍 Carport & Garage
- 📍 Viewing A Must!
- 📍 Freehold / EPC = C

Guide Price £250,000

INTRODUCTION

INVITING OFFERS BETWEEN £250,000 TO £260,000.

Offers are invited between £250,000 to £260,000 for this extremely spacious semi-detached house which stands at the bottom of a small residential cul-de-sac within a level walk of the village centre and train station. The property occupies a generous corner style plot with a southerly facing garden, driveway, carport and a garage. The extended accommodation covers approximately 1,000 sq ft and is depicted on the attached floorplan, briefly comprising a spacious hallway, stylish cloaks/W.C., twin aspect living room, contemporary kitchen and separate utility. There are three good sized bedrooms upon the first floor served by an attractive four piece bathroom. Gas fired central heating and uPVC double glazing are installed. A particular feature is the excellent parking together with the carport and garage which has an EV charger.

LOCATION

Beechdale is a small residential cul-de-sac situated off Thwaite Street being within a level walk of the village centre and train station. 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

Residential entrance door to:

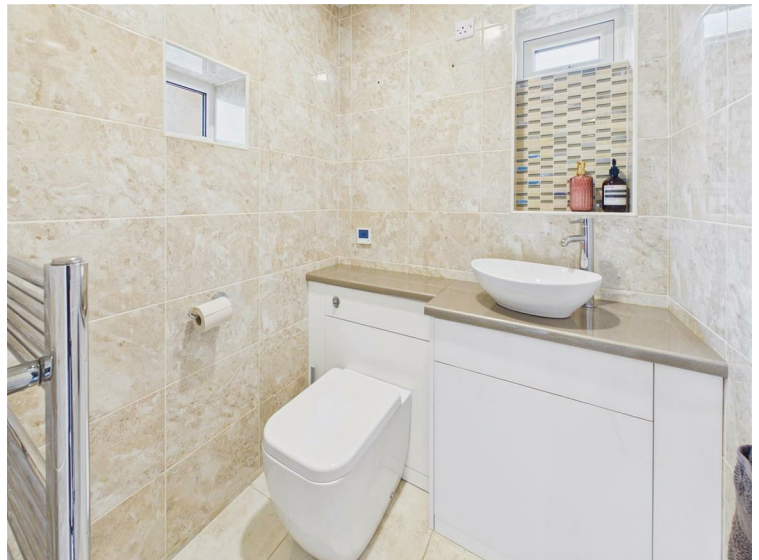
ENTRANCE HALL

A spacious hallway with staircase leading up to first floor and a large walk-in storage cupboard.



CLOAKS/W.C.

With contemporary styled cloak room having fitted furniture housing a circular wash hand basin with mixer tap and concealed flush W.C., attractive tiling to walls and floor, heated towel rail.



LIVING ROOM

Twin aspect room with large picture windows to both front and rear elevations to allow light to flood in, tiled hearth with wall mounted TV point to chimney breast.





KITCHEN

Extensively fitted with high gloss fronted units and contrasting work surfaces. Integrated oven with microwave above, four ring hob with extractor hood above. Inset circular sink and matching drainer with mixer tap, space for fridge freezer. Useful understairs pantry cupboard. Windows and central door opening out to the garden.



UTILITY ROOM

With a range of fitted units, work surfaces and inset ceramic sink with mixer tap, plumbing for automatic washing machine and space for a drier. External access door to garden.

FIRST FLOOR

LANDING

Central landing with large airing cupboard housing a gas fired central heating boiler situated off. Further storage cupboard. Access to roof void via a pull down loft ladder.

BEDROOM 1

A large double bedroom with picture window to the front, built in wardrobes.



BEDROOM 2

Another double bedroom with built in wardrobe having sliding mirrored doors. Window to rear.



BEDROOM 3

Window to front elevation, fitted cupboard.



BATHROOM

A four piece suite comprising low level W.C., wash hand basin, panelled bath and walk-in shower with glazed partition. Part tiled surround to walls, heated towel rail.



OUTSIDE

The property occupies a triangular shaped plot with a driveway providing parking and access to a carport with brick built garage beyond. There is an EV charger. The garden enjoys a southerly aspect with lawn and fencing to perimeters.



CARPORT & GARAGE



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

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

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. 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.





