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Matthew  
**Limb**  
MOVING HOME



*2 Horseman Chase, Northgate, Cottingham, East Yorkshire, HU16 4EH*

- 📍 Brand New Detached
- 📍 Driveway & Garage
- 📍 High Specification
- 📍 Exclusive Gated Development
- 📍 Stunning Kitchen
- 📍 3 Beds/2 Baths
- 📍 Convenient Location
- 📍 EPC =

**£335,000**

## INTRODUCTION

This fabulous brand new detached home forms part of a small and exclusive gated development of only three properties. The location could not be more convenient. The development is attractively tucked away behind Northgate yet Cottingham's excellent range of shops and amenities are on the doorstep. Much thought and care has gone into the design and build of this stunning home which affords the very best of modern living and has a superb high specification. The well planned accommodation has underfloor heating to the ground floor, radiators upstairs, uPVC double glazing and briefly comprises a spacious hallway, downstairs cloaks/W.C, superb living room, measuring 17'10" x 16'4", beautiful breakfast kitchen stretching across the rear of the house and at first floor are three bedrooms with an en-suite to the main and a separate house bathroom. Horseman Chase is block set and accessed through an automated wrought iron gate. The property itself also has a block set driveway to a garage. A good sized turfed garden extends to the rear. Viewing is most definitely recommended.

## LOCATION

This gated development could not be more convenient. It is attractively set back from Northgate and approached across a block set driveway leading to this discreetly located property. 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 toward the iconic Humber bridge. Cottingham also has its own mainline railway station with direct access to London King's Cross. Schooling for all ages is available being both state and private.

## ACCOMMODATION

An attractive black composite entrance door opens to:

### ENTRANCE HALLWAY

A lovely hallway with a staircase leading to the first floor off.

### W.C

With low level W.C and wash hand basin.

### LIVING ROOM

17'10" x 16'4" approx (5.44m x 4.98m approx)

A simply stunning space with two windows to the front elevation.

### BREAKFAST KITCHEN

17'10" x 10'0" approx (5.44m x 3.05m approx)

Reducing to 6'3" approx. Situated to the rear of the property there is a window and double doors leading out to the garden. The kitchen features a beautiful range of shaker style contemporary units and work surfaces with appliances including an integrated oven, microwave, fridge freezer, dishwasher, hob and an extractor hood. There is a sink and drainer with mixer tap.





*ALTERNATIVE VIEW*



*FIRST FLOOR*

*LANDING*

*BEDROOM 1*

14'0" x 10'0" approx (4.27m x 3.05m approx)  
With two windows to the rear elevation.



### *EN-SUITE SHOWER ROOM*

With low level W.C, wash hand basin and shower cubicle.



### *BEDROOM 2*

13'1" x 9'0" approx (3.99m x 2.74m approx)

Particularly attractive having a part vaulted ceiling. Window to front elevation.



### *BEDROOM 3*

10'2" x 8'6" approx (3.10m x 2.59m approx)

Window to front elevation.

### *BATHROOM*

With suite comprising low level W.C, wash hand basin in cabinet with mirror cabinet above, shower cubicle, panelled bath, tiled surround and floor.

## OUTSIDE

Horseman Close is a block set private lane accessed via a sliding automated wrought iron gate making this an exclusive location. The property itself has a block set side drive which leads to the single detached garage having a power and light supply installed. The good sized rear garden is turfed.



## SERVICES

All mains services are connected to the property.

## CENTRAL HEATING

The property has the benefit of gas fired central heating being underfloor to the ground floor and to radiators upstairs.

## DOUBLE GLAZING

The property has the benefit of uPVC double glazing.

## SINKING FUND

There will be a modest sinking fund set up via a resident management company which is to cover the cost and maintenance of the electric gates, pumping station and any other communal areas.

## SPECIFICATION

The property has been finished to a high specification. Features include:

- Underfloor heating to the ground floor
- Block set driveways
- Brushed steel power points, some with USB ports
- Stone lintels
- Attractive rendering
- Host of integrated kitchen appliances

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band . 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.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

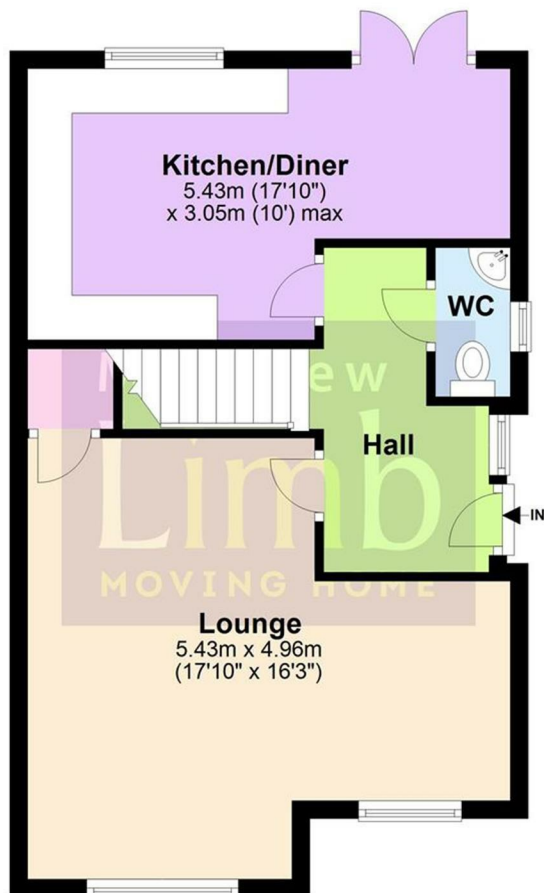
SELLERS NAME(S) .....





### Ground Floor

Approx. 46.8 sq. metres (503.7 sq. feet)



### First Floor


Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 94.4 sq. metres (1016.5 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>		
(55-68) <b>D</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	