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**Limb**  
MOVING HOME



*White Cottage 66 Beverley Road, Dunswell, East Yorkshire, HU6 0AJ*

- 📍 Fabulous Detached House
- 📍 Over 1,800 Sq.Ft Accom.
- 📍 Three Reception Rooms
- 📍 Council Tax Band = F
- 📍 Four Bedrooms
- 📍 Contemporary Kitchen
- 📍 Lovely Gardens
- 📍 Freehold / EPC = D

*Guide Price £350,000*



## INTRODUCTION

This fabulous detached house offers an extensive range of accommodation extending to over 1,800 sq.ft. Boasting four good sized bedrooms plus three reception rooms and two bathrooms, the property is ideal for a growing family. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, light and airy garden room with bi-folding doors to the garden, lounge and dining room plus a fantastic modern fitted kitchen with a host of integrated appliances plus a utility room and pantry situated off. There is a ground floor bathroom with four piece suite. Upon the first floor are four bedrooms, all with fitted wardrobes and/or storage areas plus a modern shower room. The property has the benefit of double glazing and gas central heating.

To the front of the property is a lawned garden with attractive shrubbery and trees. There is a driveway providing good off street parking up to the large garage with electric car charging point. The rear garden enjoys a westerly aspect with a York stone patio and ornamental borders.

## LOCATION

The property is situated along Beverley Road, Dunswell at its junction with Dunswell Lane. It is therefore ideally placed for Kingswood shopping park, the delights of the village of Cottingham and the historic market town of Beverley. Dunswell Primary School can be found a short distance away and there are excellent transport and road links into the city centre and out towards Beverley and the national motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor and cupboard under.

## GARDEN ROOM

15'9" x 11'2" approx (4.80m x 3.40m approx)

Light and airy space with bi-folding doors opening out to the rear garden and windows to front and side.



## LOUNGE

16'9" x 11'11" approx (5.11m x 3.63m approx)

With part brick chimney breast, beamed ceiling and windows to front and side elevations.



## DINING ROOM

16'9" x 11'5" approx (5.11m x 3.48m approx)

With exposed brick chimney breast with open grate and shelving to alcoves. Beams to the ceiling and window to front.



## KITCHEN

16'9" x 13'2" approx (5.11m x 4.01m approx)

Having a range of contemporary base and wall units with Corian worksurfaces and upstands, double sink and drainer with mixer tap, Neff oven with slide and hide door plus a NEFF Pyrolytic oven with slide and hide door, induction hob with extractor above, larger fridge, freezer and dishwasher. There is ample space for a table and chairs, beamed ceiling and windows to front and rear.



## UTILITY

With plumbing for a washing machine, tumble dryer, pantry cupboard and external access door to the garden.



## BATHROOM

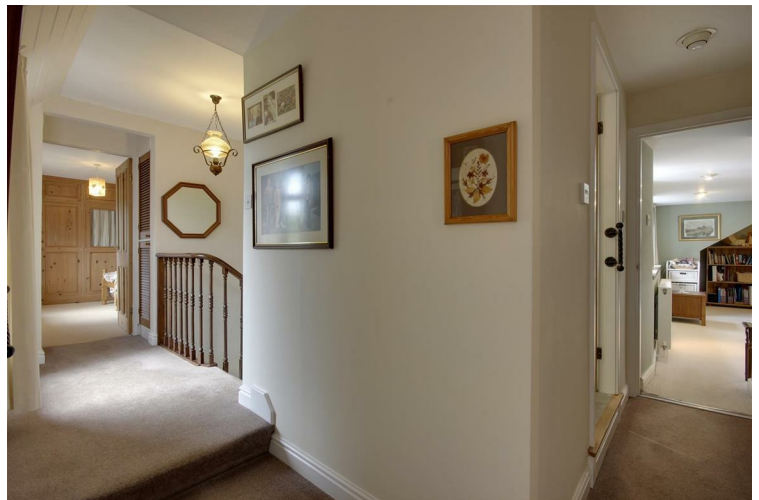
With modern suite comprising a bath, shower enclosure with electric shower, wash hand basin and low flush W.C. Window to rear.



## FIRST FLOOR

### LANDING

With window to front and storage cupboard plus cylinder cupboard.



## BEDROOM 1

16'11" x 9'1" approx (5.16m x 2.77m approx)

Measurements up to the extensive range of fitted wardrobes.

Windows to front and rear.



## BEDROOM 2

13'10" x 11'5" approx (4.22m x 3.48m approx)

Measurements up to fitted wardrobes. Windows to front and rear.



## BEDROOM 3

14'11" x 11'3" approx (4.55m x 3.43m approx)

With large storage area and cupboard. Windows to rear.



## BEDROOM 4

10'4" x 8'1" approx (3.15m x 2.46m approx)

With fitted wardrobes, dressing table and drawers. Window to front.





## SHOWER ROOM

With suite comprising a walk in shower with glass panel, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to rear.



## OUTSIDE

To the front of the property is a lawned garden with attractive shrubbery and trees. There is a driveway providing good off street parking up to the large garage with electric car charging point. The rear garden enjoys a westerly aspect with a York stone patio and ornamental borders.



## DRIVE & GARAGE



## TENURE

Freehold



## COUNCIL TAX BAND

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

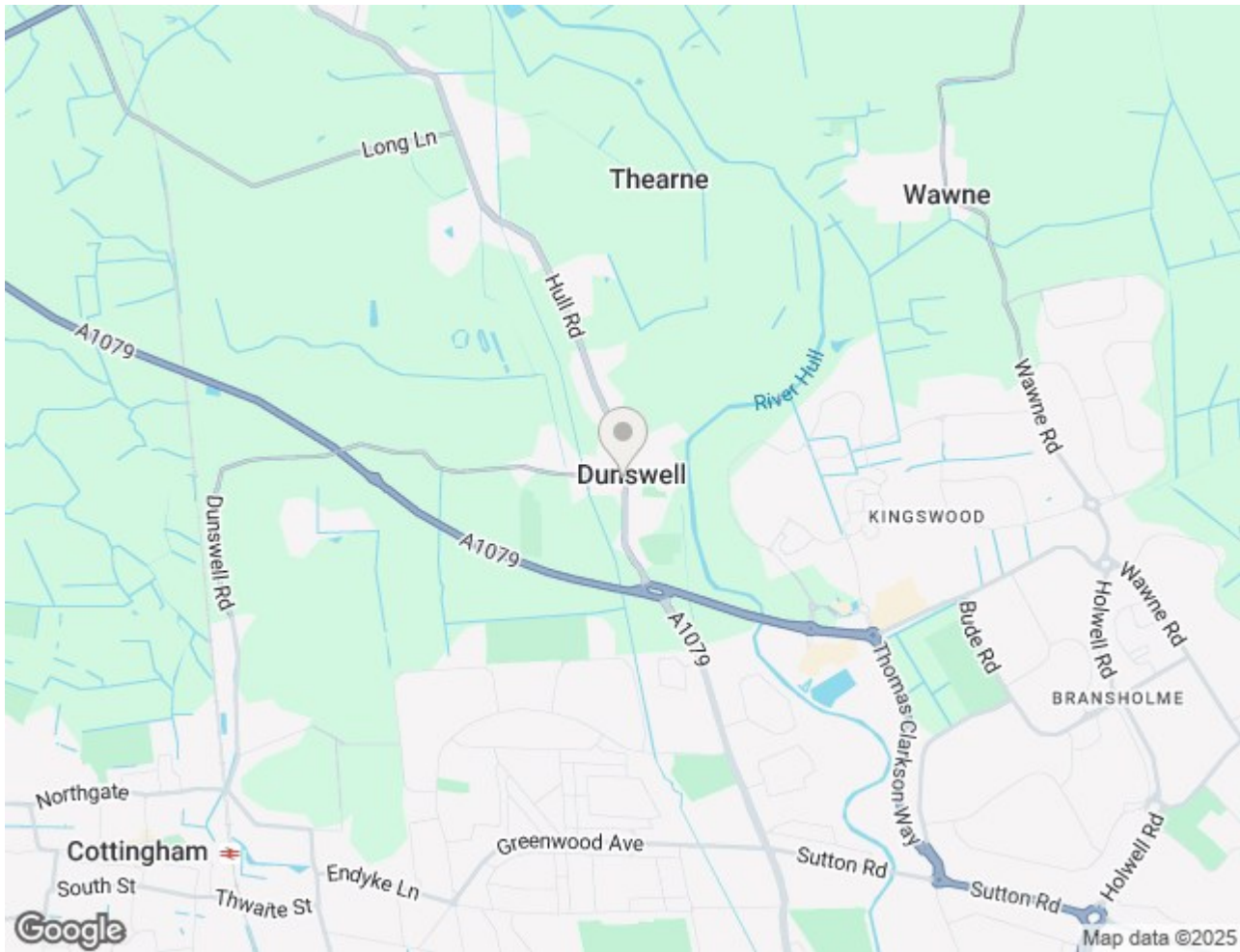
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.








TOTAL AREA: APPROX. 174.9 SQ. METRES (1882.2 SQ. FEET)  
66 BEVERLEY ROAD, DUNSWELL

## 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	