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Matthew  
**Limb**  
MOVING HOME



*8 Arras Drive, Cottingham, East Yorkshire, HU16 5LE*

- 📍 Detached Dormer Style
- 📍 Beautifully Appointed
- 📍 Three Double Bedrooms
- 📍 Council Tax Band = E
- 📍 Stunning Kitchen
- 📍 Spacious Lounge
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = E

**£315,000**



## INTRODUCTION

This beautifully appointed and stylishly presented detached dormer style house has been remodelled and updated by the current owners to create a lovely home. The property occupies a corner plot within this popular village and the immaculately presented accommodation briefly comprises a welcoming entrance hall, spacious lounge and a stunning open plan living kitchen with quartz worktops and built in appliances. There is also a cloaks/utility room. Upon the first floor are three double bedrooms and a contemporary bathroom with four piece suite.

Lawned gardens extend to the front and side of the property with attractive planted borders. There is a driveway leading up to the detached garage. The delightful rear garden enjoys a raised composite deck and patio with ornamental borders.



## LOCATION

Arras Drive is located off The Wolds which is situated off Green Lane which runs between Castle Road and Eppleworth Road in the village of Cottingham. 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.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

With residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with staircase leading to the first floor and useful understairs cupboard.



## LOUNGE

22'7" x 12'10" approx (6.88m x 3.91m approx)

Having as its focal point a feature fire surround with marble hearth and backplate housing a living flame gas fire. Windows to front and side elevations.



## LIVING KITCHEN



### KITCHEN AREA

15'1" x 14'10" approx (4.60m x 4.52m approx)

Fitted with a range of contemporary base and wall units with quartz worksurfaces, under mount sink and drainer, tiled splashbacks plus a host of integrated appliances including a double oven, induction hob, larder fridge and freezer and a dishwasher. There is a matching central island with breakfast bar peninsular and double doors open out to the rear decked area.



### LIVING AREA

16'4" x 9'3" approx (4.98m x 2.82m approx)

With double doors opening out to the rear patio.





### UTILITY/W.C.

With low flush W.C., vanity unit with wash hand basin, plumbing for a washing machine and space for tumble dryer. A cupboard houses the gas central heating boiler, window to side.



### FIRST FLOOR

#### LANDING

With window to side.



#### BEDROOM 1

12'11" x 12'1" approx (3.94m x 3.68m approx)

Window to side.



## BEDROOM 2

11'10" x 9'7" approx (3.61m x 2.92m approx)  
With large storage cupboard into the eaves. Window to side.



## BEDROOM 3

11'4" x 9'11" approx (3.45m x 3.02m approx)  
Window to front elevation.



## BATHROOM

With contemporary suite comprising a bath, separate shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights, heated towel rail and window to side.





## OUTSIDE

Lawned gardens extend to the front and side of the property with attractive planted borders. There is a driveway leading up to the detached garage. The delightful rear garden enjoys a raised composite deck and patio with ornamental borders.



## FRONT GARDEN



## TENURE

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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. 80.3 sq. metres (864.6 sq. feet)



### First Floor


Approx. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 132.5 sq. metres (1426.7 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		
	47	81
<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	