

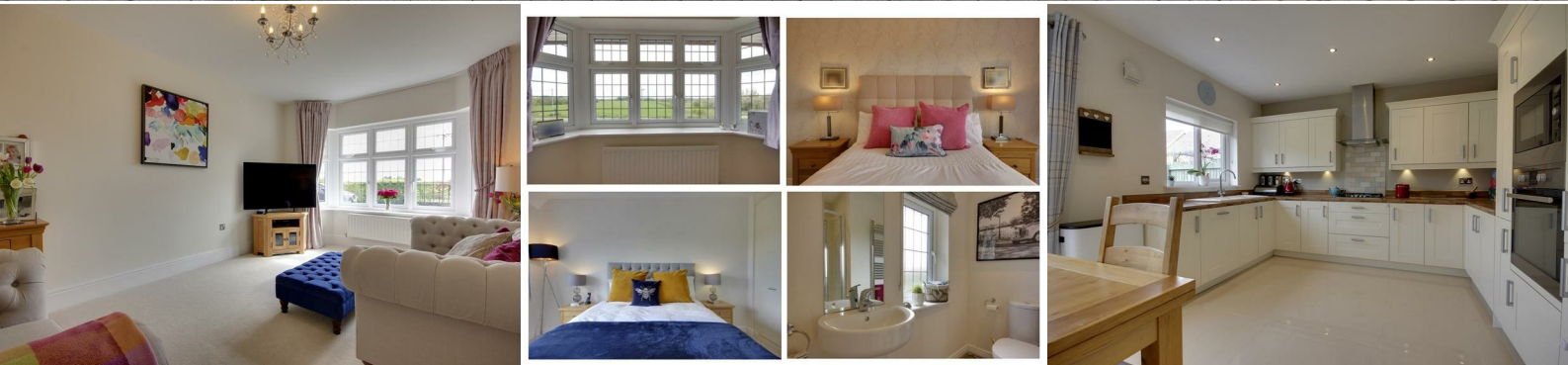
Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



25 Whitsun Grove, Cottingham, East Yorkshire, HU16 4BX

- 📍 Stylish Accommodation
- 📍 Modern Detached House
- 📍 Four Good Bedrooms
- 📍 Council Tax Band = E
- 📍 Contemporary Dining Kitchen
- 📍 Gardens & Garage
- 📍 Countryside Views
- 📍 Freehold / EPC = C

£339,950

INTRODUCTION

This stylishly appointed and very well presented modern detached house enjoys an enviable location with open countryside views to the front and offers the luxuries of modern living with a high specification. Built by Redrow homes, this modern residential development enjoys a rural feel with the benefit of being just a short distance from the centre of Cottingham and its many amenities. Ideal for families, the development has a duck pond and park.

The accommodation itself offers many features including high ceilings to the ground floor, deep skirting boards and zone controlled underfloor heating in the kitchen, utility and cloaks/W.C. The accommodation is depicted on the attached floorplan and briefly comprises an attractive entrance hall with solid wood flooring, separate lounge with deep bay window, and a stunning dining kitchen with a host of integrated appliances, porcelain tiles and patio doors opening out to the rear garden. There is also a utility room, and cloaks/W.C. Upon the first floor are four good sized bedrooms, and en-suite shower room and separate bathroom with Karndean flooring.

Outside, to the front of the property is a lawned garden and double width driveway leading to the single garage. The good sized rear garden is mainly lawned with patio and fenced boundary.

LOCATION

The property forms part of an extremely popular modern residential development which is situated close to open countryside. It provides convenient access to the facilities which Cottingham has to offer including an excellent number of shops, facilities and amenities along with well reputed schooling. Cottingham has its own railway station and is conveniently placed for travel to Hull city centre and the nearby market town of Beverley.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor. Storage cupboard off. Solid wood flooring.



LOUNGE

15'1" x 10'7" approx (4.60m x 3.23m approx)
Bay window to front elevation.



DINING KITCHEN

20'11" x 12'0" approx (6.38m x 3.66m approx)
Having a range of modern base and wall units with complementing worksurfaces, ceramic one and a half sink and drainer, a host of integrated appliances including an oven, microwave, four ring gas hob with filter hood above, dishwasher and fridge/freezer. There is tiling to the floor, inset spot lights, window and patio doors open out to the rear garden. Zone controlled underfloor heating.



UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine, space for a tumble dryer, tiling to the floor, inset spot lights and external access door to rear. Zone controlled underfloor heating.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Zone controlled underfloor heating.

FIRST FLOOR

LANDING

With cylinder cupboard and storage cupboard. Loft access hatch to part boarded loft with electric points.

BEDROOM 1

13'0" x 10'10" approx (3.96m x 3.30m approx)

Measurements to fitted wardrobes. Bay window to front elevation with open countryside views.



VIEW FROM BEDROOM 1



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to front. Karndean flooring.



BEDROOM 2

13'3" x 9'2" approx (4.04m x 2.79m approx)
With fitted wardrobes and window to front elevation.



BEDROOM 3

11'6" x 9'11" (measurements to extremes) approx (3.51m x 3.02m)
(measurements to extremes) approx
Window to rear elevation.



BEDROOM 4

12'1" x 7'5" approx (3.68m x 2.26m approx)
Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to rear. Karndean flooring.



OUTSIDE

There is a lawned garden to the front and a double width driveway provides parking and leads to the single garage. The rear garden enjoys a westerly aspect and is mainly lawned with patio area and fencing to the boundary.



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

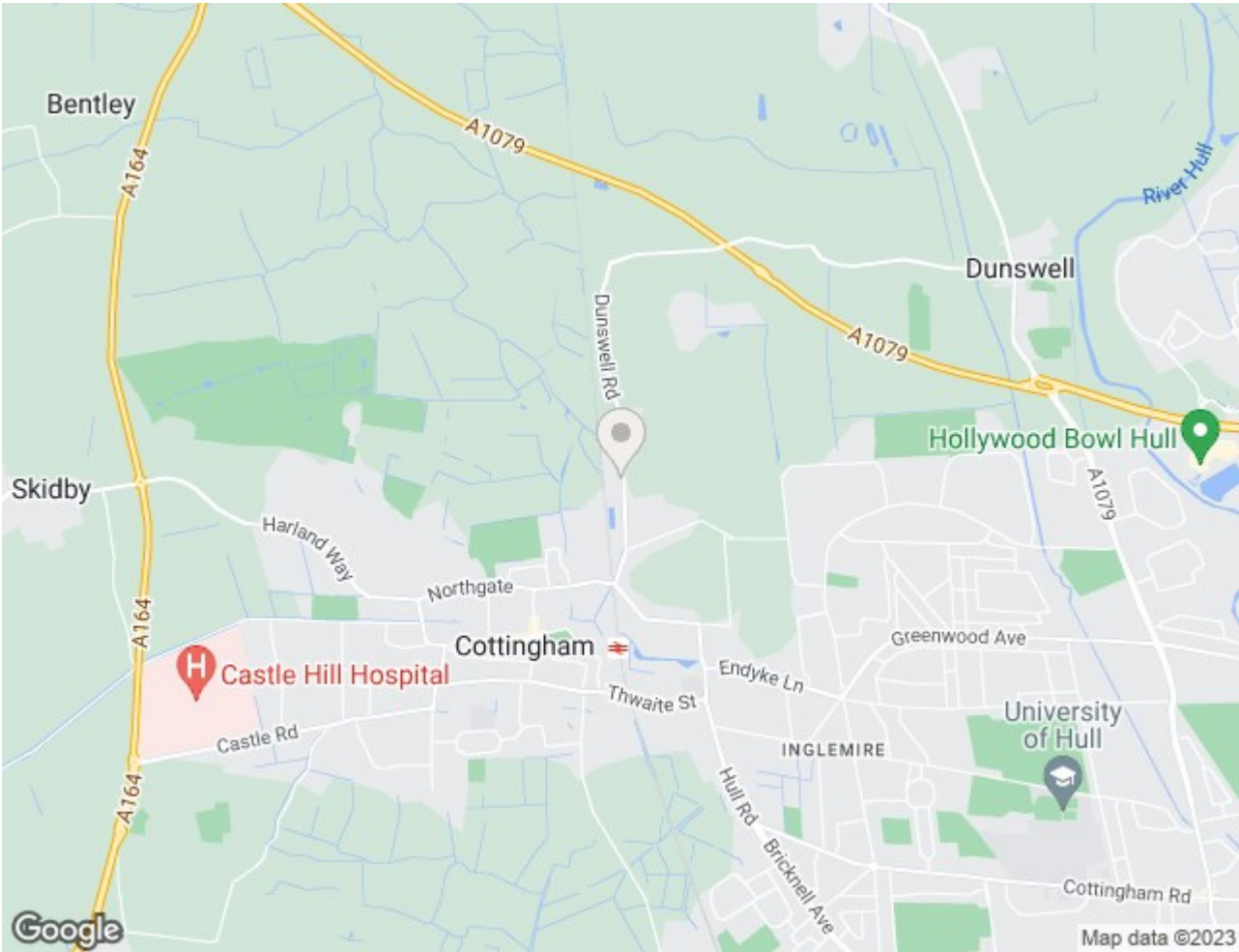
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

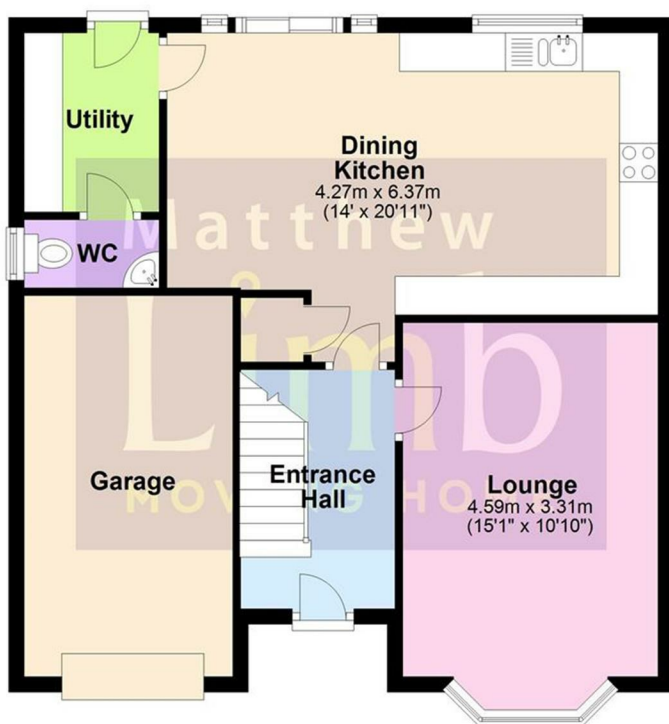
VALUATION SERVICE

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.



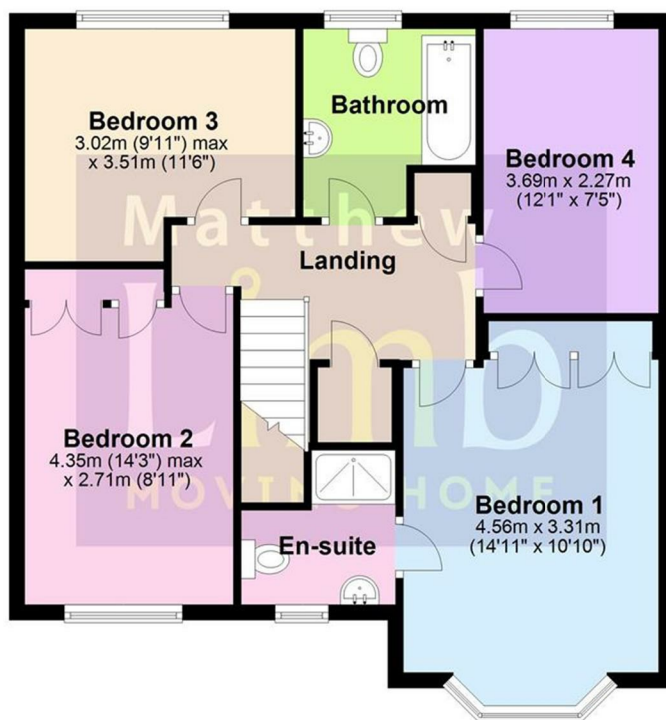
Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)




First Floor

Approx. 64.6 sq. metres (695.1 sq. feet)




Total area: approx. 131.5 sq. metres (1415.8 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | 80 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

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