

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

T: 01482 669982 F: 01482 669984

E: [info@matthewlimb.co.uk](mailto:info@matthewlimb.co.uk)

[matthewlimb.co.uk](http://matthewlimb.co.uk)

Matthew  
**Limb**  
MOVING HOME



*60 The Parkway, Cottingham, East Yorkshire, HU16 5HB*

- 📍 Semi Detached House
- 📍 Three Good Bedrooms
- 📍 Lounge
- 📍 Dining Kitchen
- 📍 Large Conservatory
- 📍 Garden & Parking
- 📍 Convenient Location
- 📍 EPC = D

**£209,950**



## INTRODUCTION

This very well proportioned semi detached house stands along The Parkway, being extremely convenient for Cottingham's range of amenities. The property has the benefit of central heating and double glazing and briefly comprises an entrance hall, cloak/WC, lounge, dining kitchen and a large rear conservatory. At first floor are three good bedrooms and a tiled bathroom. Outside wrought iron railings have a gate which opens to an approach path flanked by garden. There is access down the side of the property. The rear garden has been landscaped for ease of maintenance and incorporates a parking area accessed via gates leading out to the roadway behind.

## LOCATION

The Parkway is a wide boulevard which can be accessed from a mini roundabout at the bottom of Southwood Road. It is therefore well placed for Cottingham's excellent range of shops and amenities. 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 HALL

With stairs to first floor off, tiled flooring.



### W.C

With low level W.C and wash hand basin.

## LOUNGE

10'10" x 13'4" approx (3.30m x 4.06m approx)  
Plus bay window to front elevation. Wide plank wood flooring.



## DINING KITCHEN

17'0" x 9'10" approx (5.18m x 3.00m approx)  
Having a range of fitted base and wall mounted units with roll top work surfaces, sink and drainer, mixer tap, integrated oven, four ring gas hob with filter hood above, fridge freezer, plumbing for a dishwasher and washing machine. There is a tiled surround and tiling to the floor, window overlooks the rear garden, double doors open through to the conservatory.



## ALTERNATIVE VIEW



## KITCHEN AREA



## CONSERVATORY

13'8" x 9'0" approx (4.17m x 2.74m approx)  
Overlooking the rear garden with double doors leading out.



## ALTERNATIVE VIEW



## FIRST FLOOR



## LANDING

With window to side elevation.

## BEDROOM 1

12'2" x 10'2" approx (3.71m x 3.10m approx)

Window to front elevation.



## BEDROOM 2

11'1" x 8'10" approx (3.38m x 2.69m approx)

Window to rear elevation.



### BEDROOM 3

7'10" x 7'9" approx (2.39m x 2.36m approx)  
Window to rear elevation.



### BATHROOM

With suite comprising low level W.C, wash hand basin, bath with shower over, rail and curtain, tiling to the walls.



### OUTSIDE

Railings extend to the front and a pedestrian gate gives access to a path leading up to the front door and is flanked by garden area. The rear garden has been hard landscaped for ease of maintenance and has a parking area which is accessed via gates opening out to the rear roadway. The garden enjoys a west facing aspect and also includes a garden shed.



## GARDEN



## REAR VIEW OF THE PROPERTY



## 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

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 .....

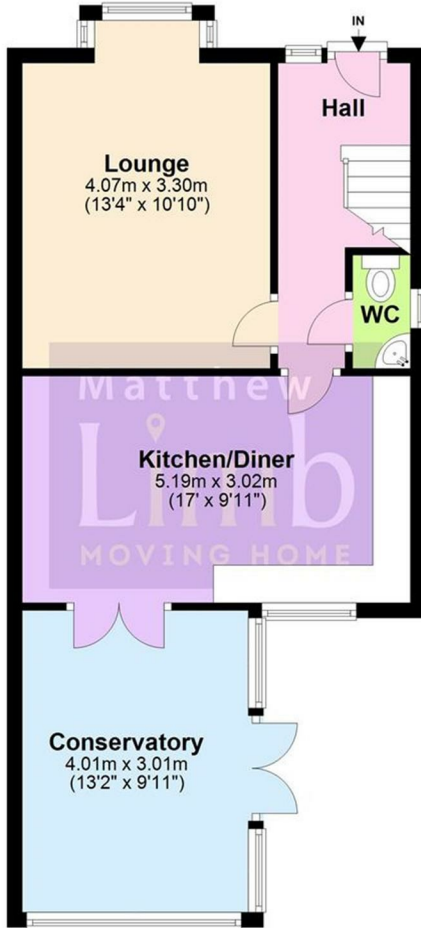
SELLERS NAME(S) .....





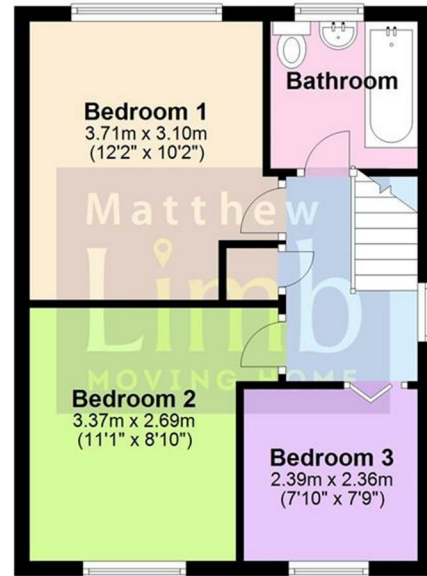
### Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



### First Floor


Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	