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Limb
MOVING HOME



18 The Paddock, Cottingham, East Yorkshire, HU16 4RA

📍 Attractive Detached House

📍 Exclusive Cul-de-sac

📍 5 Bedrooms

📍 Council Tax Band = F

📍 Open Plan Kitchen

📍 Lovely Rear Garden

📍 Close to Amenities

📍 Freehold/EPC = D

£459,950

INTRODUCTION

This attractive traditional detached house has been sympathetically extended over the years to create a lovely family home which is situated in a highly sought after cul-de-sac. The property affords good parking to the front, garage and a delightful enclosed garden to the rear. The accommodation is depicted on the attached floorplan and briefly comprises a wide entrance hall with beautiful stained glazing to the door and side panels, W.C., lounge and an open plan sitting room, study area and dining kitchen providing views over the garden with double doors opening out. There is also a utility room. Upon the first floor are 5 bedrooms served by a luxurious bathroom with 5 piece suite featuring a spa bath. The accommodation has the benefit of gas fired central heating to radiators. In all, a most appealing property of which early viewing is strongly recommended.

LOCATION

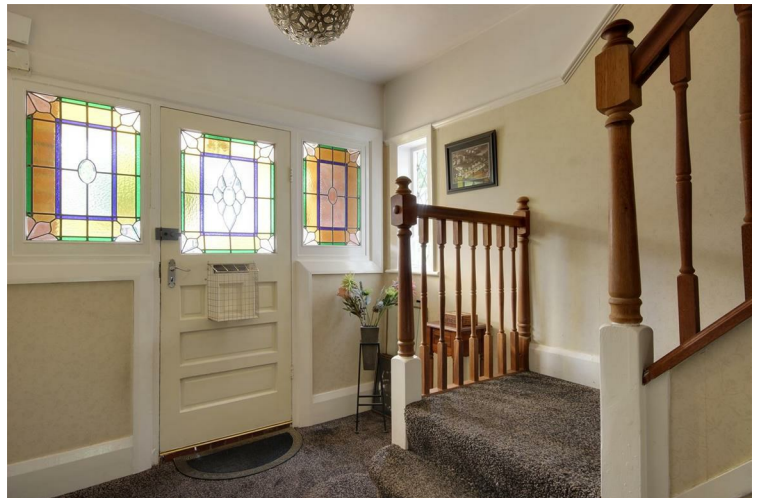
The Paddock is a highly regarded residential cul-de-sac situated off Thwaite Street. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull City Centre, the historic market town of Beverley and in a westerly direction towards the iconic Humber Bridge and motorway network. Cottingham also has it's own mainline railway station with direct access to London King's Cross. Schooling for all ages is available, being both state and private.

ACCOMMODATION

Residential entrance door with beautiful stained glass inset and matching side lights provide access to:

ENTRANCE HALL

With stairs to first floor off. Under stairs store cupboard.



CLOAK/W. C.

With low level W.C. and wash hand basin.

LOUNGE

13'2" x 15'10" approx (4.01m x 4.83m approx)
Into bay window to front elevation. There is a feature polished fire surround housing a cast fire place with a "living flame" gas fire.
Double doors open through to the sitting room.



SITTING ROOM

11'5" x 13'5" approx (3.48m x 4.09m approx)
With double doors opening out to the rear patio. A particular feature of the property are the circular windows which flank the chimney breast, itself housing a feature fire surround with stainless steel fireplace and "living flame" gas fire. The chimney breast features a TV point and also has fitted cupboards either side of the chimney breast. This room is open plan in style through to the:



STUDY AREA

Fitted with desk and cupboards.



DINING KITCHEN

19'4" x 9'0" approx (5.89m x 2.74m approx)

In open plan style, this kitchen has windows to the rear garden and double doors open out to the patio. The kitchen has a range of fitted base and wall mounted units with roll top work surfaces, integrated oven, 4 ring hob with adjacent hot plate, microwave, dishwasher and fridge.



KITCHEN AREA



UTILITY ROOM

8'0" x 5'1" approx (2.44m x 1.55m approx)

With roll top work surfaces, plumbing for automatic washing machine and space for dryer. Wall mounted central heating boiler.

FIRST FLOOR

LANDING

BEDROOM 1

13'0" x 15'7" approx (3.96m x 4.75m approx)

Into bay window to front elevation. Fitted furniture comprising wardrobes, cupboards and drawers.



BEDROOM 2

13'7" x 11'7" approx (4.14m x 3.53m approx)

Window to rear elevation.



BEDROOM 3

15'7" x 8'0" approx (4.75m x 2.44m approx)
With fitted wardrobes, windows to rear elevation.



BEDROOM 4

13'2" x 7'10" approx (4.01m x 2.39m approx)
Window to front elevation.



BEDROOM 5

8'7" x 8'0" approx (2.62m x 2.44m approx)
Window to front elevation.

BATHROOM

Luxuriously appointed, the bathroom features a large shower enclosure with multi jet shower system, spa bath, fitted quality units with inset twin wash hand basins and there is a concealed flush W.C.. There are two full length fitted cupboards, tiling to the walls and floor.



OUTSIDE

The property is approached across a block set driveway which provides good parking and access to the integral garage. The delightful rear garden is enclosed and bounded by mature shrubs and borders. A lawn is complimented by a patio area which is accessed directly from the rear of the house. There is a gated side access with a gravel path.



REAR VIEW



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.

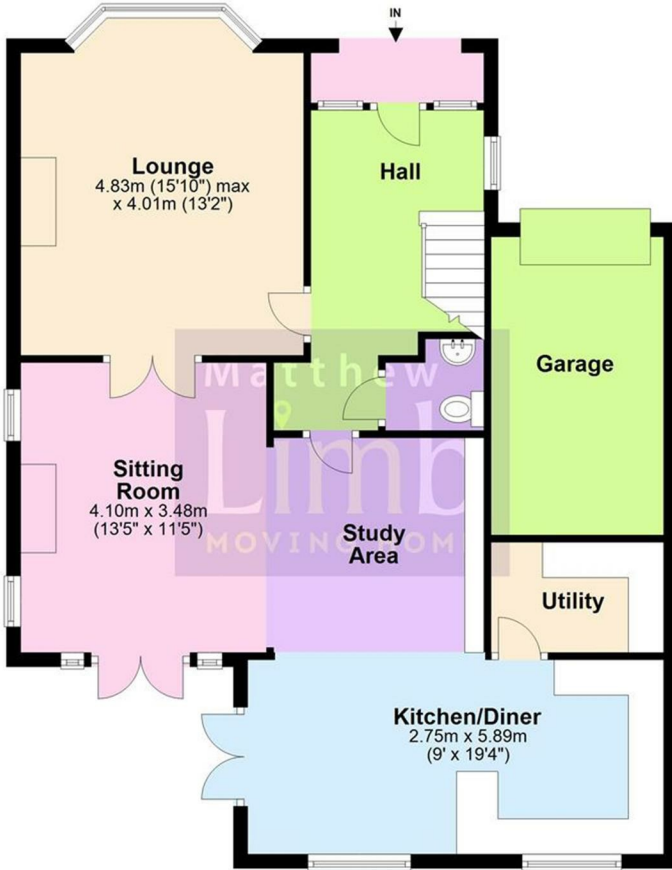
VALUATION SERVICE

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.



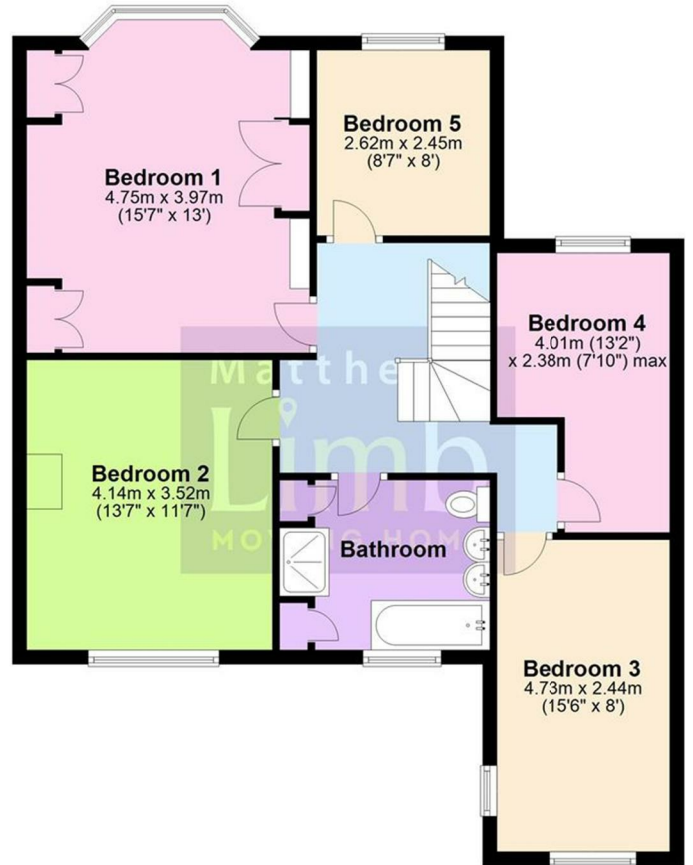
Ground Floor

Approx. 87.7 sq. metres (944.2 sq. feet)



First Floor

Approx. 77.2 sq. metres (830.5 sq. feet)



Total area: approx. 164.9 sq. metres (1774.8 sq. feet)

