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**Limb**  
MOVING HOME



*50 Snuff Mill Lane, Cottingham, East Yorkshire, HU16 4RN*

- 📍 Individual Detached House
- 📍 Three Double Bedrooms
- 📍 25ft Lounge
- 📍 Council Tax Band = D
- 📍 Modern Shower Room
- 📍 Lovely Gardens
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

**£385,000**



## INTRODUCTION

This detached family home was built to an individual design in the late 1960's and has only had two owners since new. The generously proportioned accommodation extends to around 1,400 sq ft and is complemented by well tended gardens, driveway and garage. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, modern cloaks/W.C., dining room, spacious lounge extending to 25ft, garden room and fitted kitchen. Upon the first floor are three double bedrooms and a modern shower room. The property has the benefit of majority double glazing (secondary glazing in the garden room) and gas central heating.

A lawned garden with low brick wall boundary extends to the front and a block paved driveway provides good parking and leads onwards to the garage with automated up and over door. The attractive rear garden enjoys a westerly aspect with lawn, mature shrubs and a patio area. There is a green house and a summerhouse.

## LOCATION

The property is situated at the southern end of Snuff Mill Lane which runs off Thwaite Street, close to Cottingham centre. 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.

Cottingham Railway Station - 0.5 miles approx  
Hull City Centre - 4 miles approx  
Beverley - 6 miles approx



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor and useful understairs storage cupboard.

### CLOAKS/W.C.

With modern suite comprising a low flush W.C. and vanity unit with wash hand basin. Half tiling to walls, window to rear.



## DINING ROOM

9'11" x 8'6" approx (3.02m x 2.59m approx)  
Window to rear.



## LIVING ROOM

25'2" x 14'5" (narrowing to 11'0") approx (7.67m x 4.39m (narrowing to 3.35m) approx)  
Spacious living room with feature brick fireplace with oak surround and housing a gas fire. Bay window to front elevation, windows to rear and side.





## KITCHEN

13'4" x 9'2" approx (4.06m x 2.79m approx)  
Having a range of solid oak base and wall units with laminate worksurfaces, sink and drainer with mixer tap, tiled splashbacks, double oven, four ring hob with filter hood above, fridge and washing machine. Telephone point. Windows to front and side elevation. External access door to side.



## GARDEN ROOM

10'9" x 7'7" approx (3.28m x 2.31m approx)  
With windows and external access doors to front and rear. Internal access door to garage.



## FIRST FLOOR

### LANDING

With airing cupboard and window to side.



## BEDROOM 1

13'5" x 12'5" approx (4.09m x 3.78m approx)  
Measurements up to built in wardrobes. Windows to front and side elevations.



## BEDROOM 2

12'11" x 10'4" approx (3.94m x 3.15m approx)  
Windows to side and rear elevations.



## BEDROOM 3

11'9" x 8'7" approx (3.58m x 2.62m approx)  
Window to rear elevation.





## SHOWER ROOM

With modern suite comprising a corner shower with Mira remote controlled shower, vanity unit with wash hand basin and low flush W.C. Tiling to walls, windows to front and side elevations.



## OUTSIDE

A lawned garden with low brick wall boundary extends to the front and a block paved driveway provides good parking and leads onwards to the garage with automated up and over door. The attractive rear garden enjoys a westerly aspect with lawn, mature shrubs and a patio area. There is also a garden pond.



## TENURE

Freehold

## *COUNCIL TAX BAND*

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

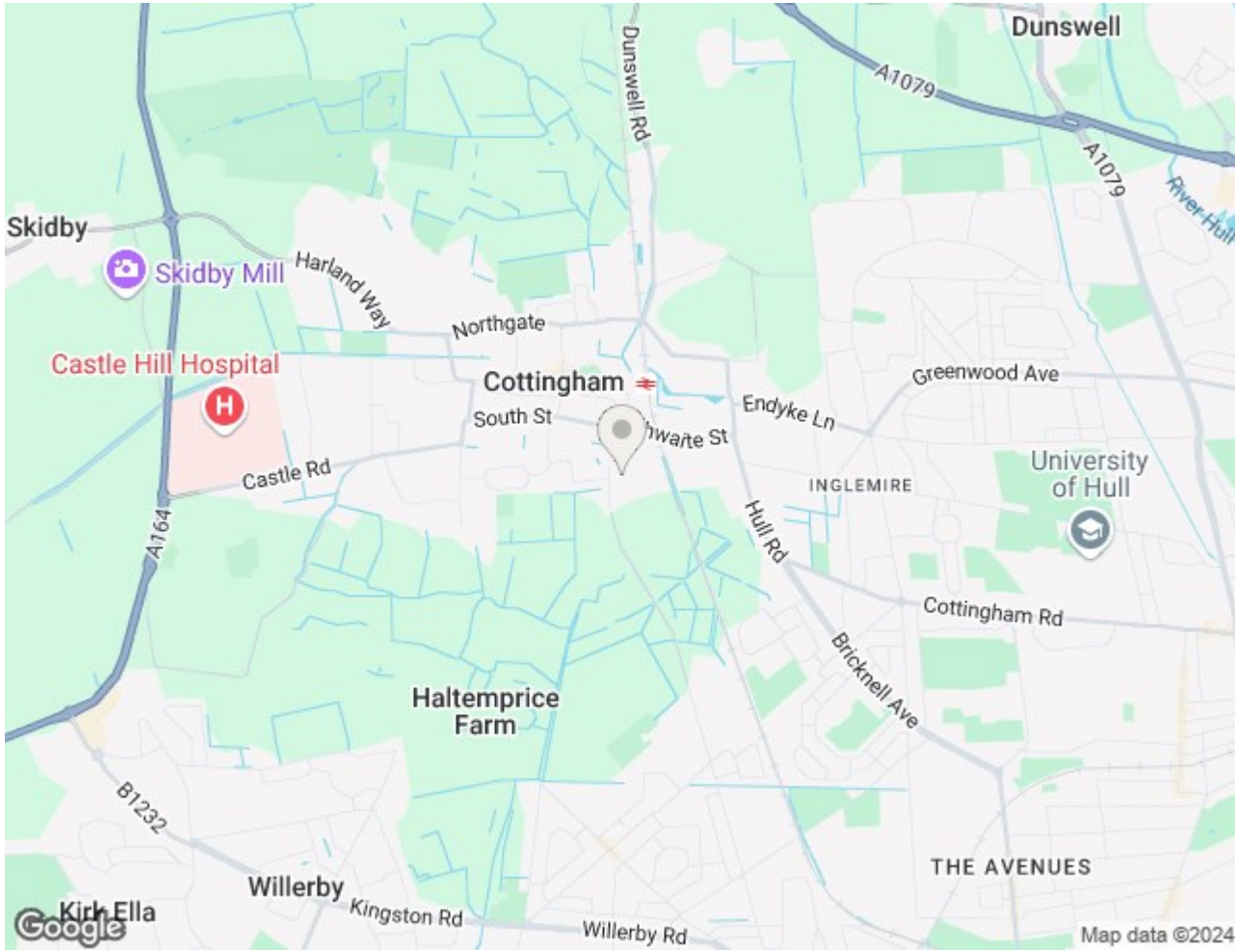
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 72.6 sq. metres (781.5 sq. feet)



### First Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



Total area: approx. 133.1 sq. metres (1432.5 sq. feet)

