

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



*16 Arncliffe Way, Cottingham, East Yorkshire, HU16 5DH*

- 📍 Semi-Detached House
- 📍 South Facing Rear Garden
- 📍 Driveway & Garage
- 📍 Council Tax Band = C
- 📍 Three Bedrooms
- 📍 Through Lounge/Diner
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

**£225,000**

## INTRODUCTION

Offered for sale with no onward chain is this semi-detached house with south facing rear garden. The accommodation is depicted on the attached floorplan and would benefit from some cosmetic updating providing an exciting opportunity for an incoming purchaser to put their personal stamp on this property. The accommodation has the benefit of gas central heating, uPVC double glazing and briefly comprises an entrance hall, through lounge/diner, modern kitchen, three bedrooms and a bathroom with shower facility.

Gardens extend to the front and a side drive provides excellent parking and leads onwards to the single detached garage. The rear garden enjoys a southerly aspect and is lawned with fenced boundary.

## LOCATION

Arncliffe Way is situated off The Parkway, 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 HALL

With staircase to the first floor and understairs cupboard.

### THROUGH LOUNGE/DINER

23'3" x 12'9" (narrowing to 9'7" approx (7.09m x 3.89m (narrowing to 2.92m approx)

With tiled fireplace and windows to front and rear elevations.



*DINING AREA*



*KITCHEN*

9'5" x 9'2" approx (2.87m x 2.79m approx)  
With modern fitted units, contrasting worksurfaces, one and a half sink and drainer with mixer tap, oven, four ring hob with filter above, external access door and window to rear.



*FIRST FLOOR*

*LANDING*

With window to side and loft access hatch.

### *BEDROOM 1*

12'8" x 9'5" approx (3.86m x 2.87m approx)  
Measurements up to built in wardrobes. Window to front.



### *BEDROOM 2*

11'11" x 10'6" approx (3.63m x 3.20m approx)  
With storage cupboard housing the gas central heating boiler.  
Window to rear.



### *BEDROOM 3*

8'11" x 7'11" approx (2.72m x 2.41m approx)  
With storage cupboard and window to front.



### *BATHROOM*

With suite comprising a bath with shower over and screen, pedestal wash hand basin and low flush W.C. Window to rear.



### *OUTSIDE*

Gardens extend to the front and a side drive provides excellent parking and leads onwards to the single detached garage. The rear garden enjoys a southerly aspect and is lawned with fenced 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 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.

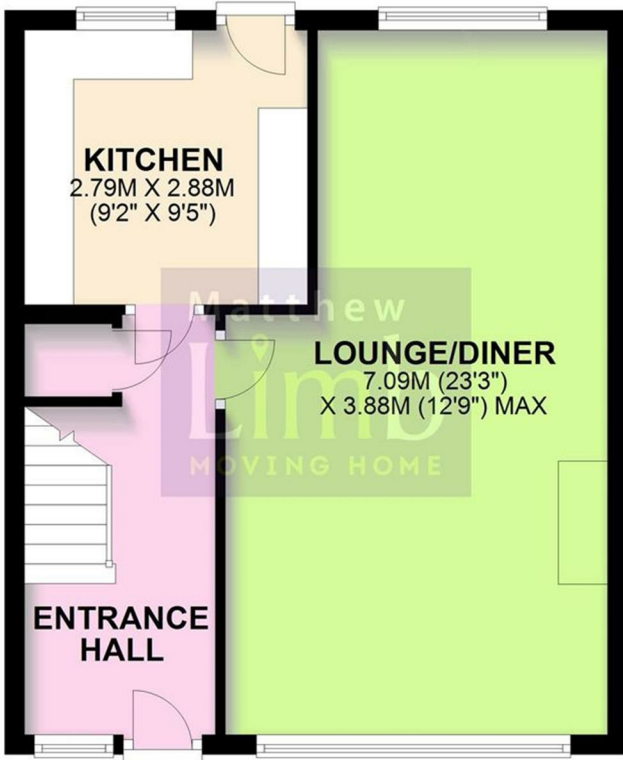
### *VALUATION SERVICE*

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.



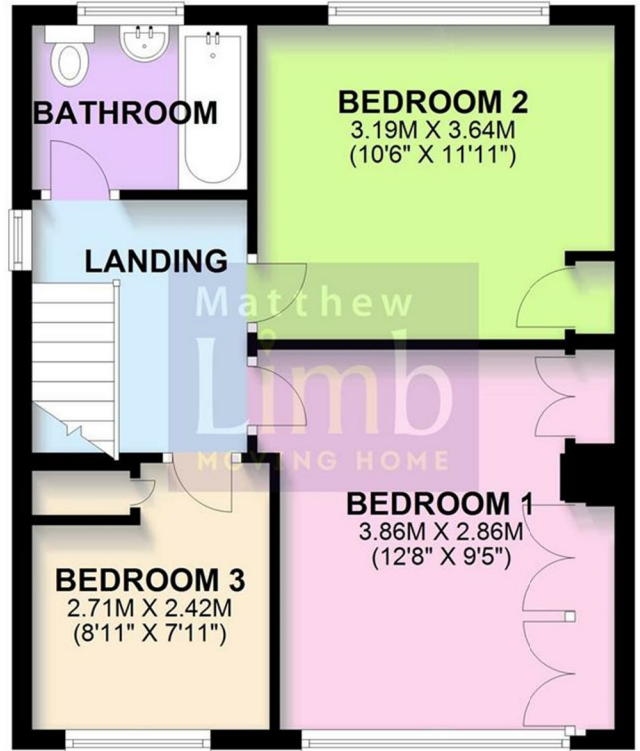
### GROUND FLOOR

APPROX. 42.2 SQ. METRES (454.7 SQ. FEET)



### FIRST FLOOR

APPROX. 42.4 SQ. METRES (456.0 SQ. FEET)



TOTAL AREA: APPROX. 84.6 SQ. METRES (910.7 SQ. FEET)

**16 ARNCLIFFE WAY, COTTINGHAM**



