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Matthew  
**Limb**  
MOVING HOME



*16 Langdale Crescent, Cottingham, East Yorkshire, HU16 5DL*

- 📍 Semi-Detached House
- 📍 An Abundance of Features
- 📍 Three Fitted Bedrooms
- 📍 Council Tax Band = C
- 📍 Solar Panels
- 📍 Extensive Parking
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

**£229,950**

## INTRODUCTION

Viewing is essential of this well presented semi-detached house which is offered for sale with no onward chain therefore a quick completion is possible. There is an abundance of features including extensive parking, south facing garden, alarm/CCTV and solar panels which benefit from a high feed in tariff and additional proportion free electricity. The accommodation is depicted on that attached floorplan and briefly comprises an entrance hallway with cloaks/W.C., lounge, dining room which is open plan through to the modern kitchen. Upon the first floor are three bedrooms all having fitted wardrobes plus there is a contemporary bathroom with shower facility.

Externally, there is an extensive gravelled driveway to the front and side of the property providing parking for multiple vehicles and leading onwards to the garage, the rear of which has been converted to a home office which is insulated and heated. The front of the garage is a useful store. The garden enjoys a southerly aspect and is set out for ease of maintenance with a large patio and artificial lawn. There is a further patio with pergola, ideal for outdoor entertaining or a hot tub (connections for hot tub already fitted).

All in all, one not to miss!

## LOCATION

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. Castile Hill Hospital is also within walking distance.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

Of uPVC construction with tiled floor.

### ENTRANCE HALLWAY

With staircase leading to the first floor.



### CLOAKS/W.C.

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

*LOUNGE*

13'9" x 12'7" approx (4.19m x 3.84m approx)

With feature cast fireplace with open fire and slate hearth. Window to the front elevation. Double doors open through to the dining room.



### *DINING ROOM*

9'6" x 9'3" approx (2.90m x 2.82m approx)  
Window to rear. Open plan through to the kitchen.



### *KITCHEN*

9'5" x 9'1" approx (2.87m x 2.77m approx)  
With modern fitted units, complementing worksurfaces, one and a half sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above, plumbing for a dishwasher, window and external access door to rear.



### *FIRST FLOOR*

### *LANDING*

Window to side and loft access hatch.

### *BEDROOM 1*

12'9" x 11'3" approx (3.89m x 3.43m approx)  
With fitted wardrobes and window to front elevation.



### *BEDROOM 2*

11'10" x 10'5" approx (3.61m x 3.18m approx)  
With an extensive range of fitted furniture including wardrobes, drawers and overhead storage. Window to rear elevation.



### *BEDROOM 3*

9'1" x 7'10" approx (2.77m x 2.39m approx)  
With fitted wardrobes and window to front elevation.



### *BATHROOM*

With contemporary suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls, heated towel rail, inset spot lights and window to rear elevation.



## OUTSIDE

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## GRAVELLED PATIO AREA



### *HOME OFFICE*

Superb insulated office with temperature and timer controlled heating and hard-wired internet connection from the router. uPVC double glazed window and French doors open out to the garden.



### *SOLAR PANELS*

The property benefits from fully owned solar panels, are on the highest rate feed in tariff and can be transferred to the new owner. The feed in tariff is tax free and index linked with a potential income of £700 per year. The property also benefits from additional proportion free electricity.

### *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.

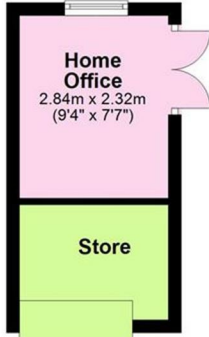
## *VALUATION SERVICE*

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.



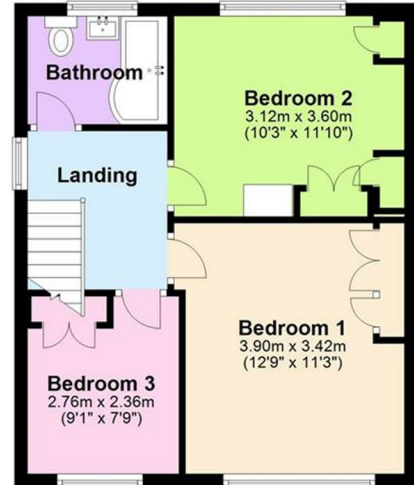
**Ground Floor**

Approx. 54.9 sq. metres (591.1 sq. feet)



**First Floor**

Approx. 41.8 sq. metres (449.7 sq. feet)



Total area: approx. 96.7 sq. metres (1040.7 sq. feet)

