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**Limb**  
MOVING HOME



*2 Sandringham Cottages, Brantingham, East Yorkshire, HU15 1QH*

- 📍 Delightful Cottage
- 📍 Viewing Strongly Recommended!
- 📍 Immaculately Presented
- 📍 Council Tax Band = A
- 📍 Two Bedrooms
- 📍 Dining Kitchen
- 📍 Lovely Rear Garden
- 📍 Freehold / EPC = C

**£279,950**



## INTRODUCTION

Situated within the much sought after village of Brantingham is this delightful cottage offering immaculately presented accommodation and offered for sale with no onward chain therefore a quick completion would be possible. The accommodation is beautifully appointed and offers much charm and character with views across Brantingham Dale to the rear. Depicted on the attached floorplan, the property comprises of a lounge with log burning stove, dining kitchen with modern fittings and built in appliances plus there is a utility/W.C. Upon the first floor is the main bedroom with walk in wardrobe, further good sized bedroom and "Jack & Jill" shower room with contemporary fittings.

There is a garden area to the front and a low maintenance garden to the rear with patio, artificial lawn plus an enclosed patio.

## LOCATION

The unspoilt village of Brantingham is one of the area's most sought after locations. Clustered around its village pond and characterised by many fine homes and it's beautiful church at the foot of the Wolds, the village is an idyllic place to live. Brantingham is also ideal for the walker or cyclist with immediate access to stunning countryside and has the benefit of a well renowned pub/restaurant. Easy access can be gained to the A63 leading into Hull city centre to the east, approximately 15 miles distance, and the motorway network to the west. The neighbouring villages of Brough, Elloughton and South Cave provide an excellent range of shops and amenities including supermarkets and indeed Brough has its own mainline railway station.

## ACCOMMODATION

Residential entrance door to:



## LOUNGE

13'7" x 10'11" approx (4.14m x 3.33m approx)  
With log burning stove and oak mantle. Staircase to the first floor.  
Window to front.



## *DINING KITCHEN*

13'9" x 13'10" approx (measurements to extremes) (4.19m x 4.22m approx (measurements to extremes))

Fitted with a range of shaker style base and wall units, contrasting worksurfaces, ceramic one and a half bowl sink and drainer with mixer tap, oven, four ring gas hob, fridge/freezer and dishwasher.



## *UTILITY/W.C.*

With low flush W.C. and wash hand basin. There is also a washing machine. Window to rear.

## *FIRST FLOOR*

## *LANDING*

## BEDROOM 1

11'0" x 10'11" approx (3.35m x 3.33m approx)

With decorative fireplace, window to front elevation with deep sill. Storage cupboard and opening through to the walk in wardrobe with hanging space and shelving.



## WALK IN WARDROBE





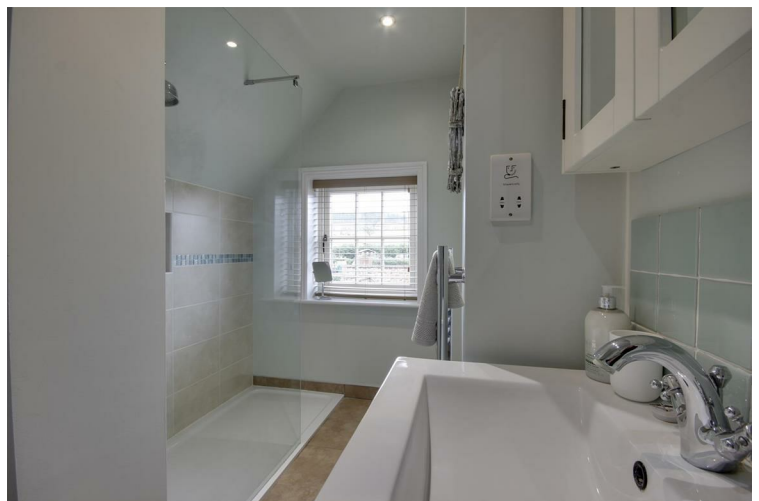
## BEDROOM 2

13'9" x 6'10" (narrowing to 5'7") approx (4.19m x 2.08m (narrowing to 1.70m) approx)  
Window to rear.



## JACK & JILL SHOWER ROOM

With contemporary suite comprising a large walk in shower, vanity unit with wash hand basin, low flush W.C., tiled floor heated towel rail, inset spot lights and window to rear.



## VIEW FROM SHOWER ROOM



## OUTSIDE

There is a garden area to the front and a low maintenance garden to the rear with patio, artificial lawn plus an enclosed patio.



## TENURE

Freehold

## *COUNCIL TAX BAND*

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

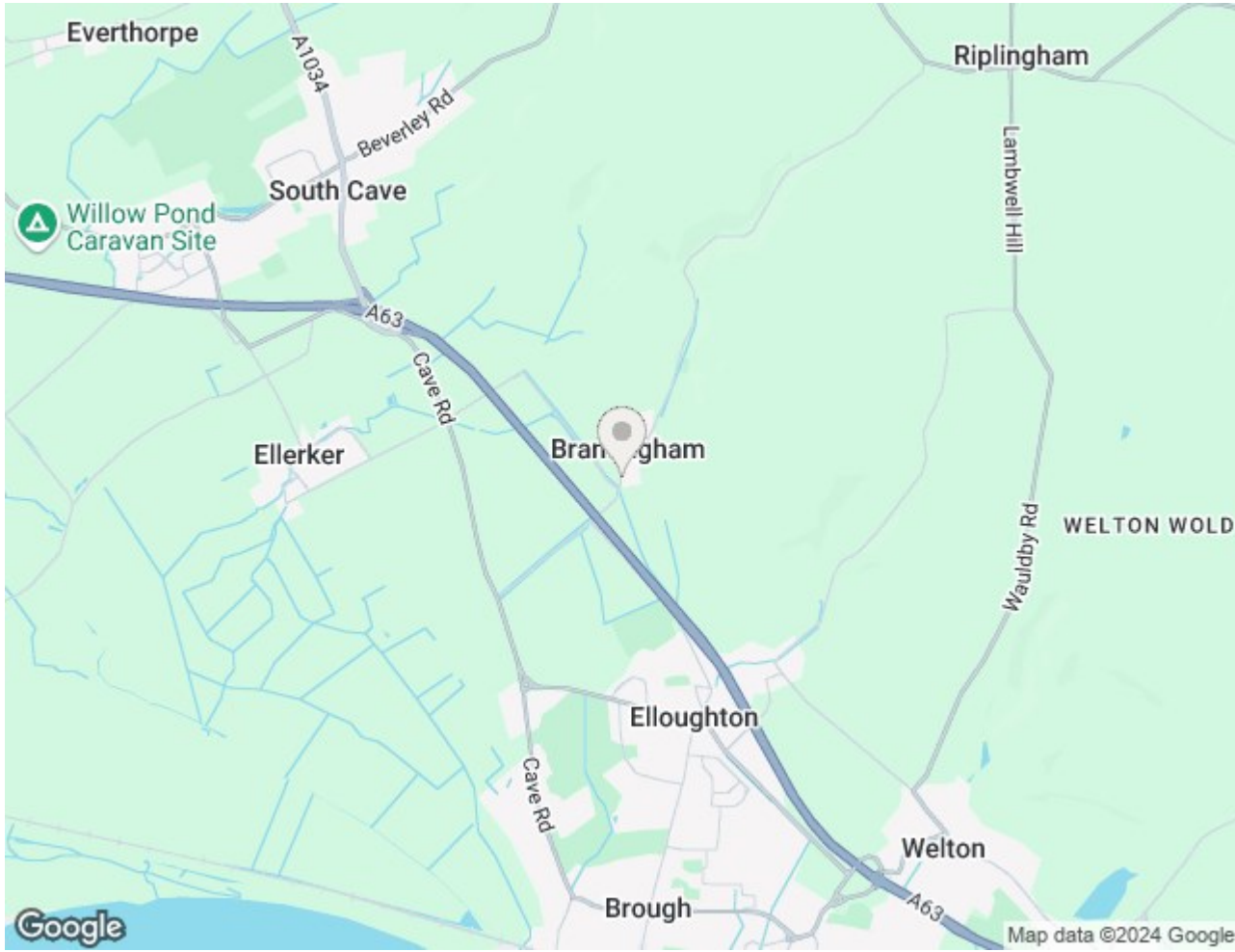
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 30.9 sq. metres (332.1 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 61.8 sq. metres (665.0 sq. feet)

