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**Limb**  
MOVING HOME



*1 Green Lane, Cottingham, East Yorkshire, HU16 5JJ*

- 📍 Detached Dormer House
- 📍 Up To Four Bedrooms
- 📍 Two Shower Rooms
- 📍 Council Tax Band = E
- 📍 Spacious Lounge
- 📍 Good Sized Plot
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

**£349,950**

## INTRODUCTION

Offered for sale with no onward chain is this fantastic detached dormer style house which has an excellent range of versatile accommodation and occupies a good sized plot with gardens extending to three sides. The accommodation is depicted on the attached floorplan and briefly comprises a large entrance porch, entrance hallway, spacious lounge, ground floor bedroom, contemporary shower room plus a dining kitchen with modern fittings and appliances. Upon the first floor are three double bedrooms and a contemporary shower room.

A lawned garden extends to the front with attractive planted borders. The driveway provides excellent off street parking for multiple vehicles and leads up to the single garage. To the rear is a patio directly adjoining the property with steps down to the lawn beyond.



## LOCATION

Green Lane runs between Castle Road and Eppleworth Road in the village of 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 toward the iconic Humber bridge. Cottingham also has its 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 to:

### ENTRANCE PORCH

9'7" x 6'4" approx (2.92m x 1.93m approx)  
With tiled floor and windows to side.



## ENTRANCE HALL

With staircase leading to the first floor.



## LOUNGE

19'5" x 11'10" approx (5.92m x 3.61m approx)

With windows to front and side.



## DINING KITCHEN

26'7" x 9'4" approx (8.10m x 2.84m approx)

Having a range of modern base and wall units with laminate worksurfaces, one and a half bowl sink and drainer with mixer tap. There is an array of integrated appliances including an oven, microwave, five ring gas hob with filter above, American style fridge/freezer, dishwasher, washing machine and tumble dryer. Inset spot lights, window to rear. There is ample space for a dining table and chairs and French doors open out to the rear patio.



## BEDROOM

10'11" x 9'6" approx (3.33m x 2.90m approx)

With built in wardrobes and window to side.



## SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor.



## REAR LOBBY

External access door to side.

## FIRST FLOOR

## LANDING

## BEDROOM 1

15'2" x 11'0" approx (4.62m x 3.35m approx)  
Measurements into fitted wardrobes. Window to front.



## BEDROOM 2

13'0" x 11'1" approx (3.96m x 3.38m approx)  
Measurements into built in wardrobes. Windows to front and side.



## BEDROOM 3

11'6" x 11'1" approx (3.51m x 3.38m approx)  
Window to rear.



## SHOWER ROOM

8'1" x 9'10" approx (2.46m x 3.00m approx)

With contemporary suite comprising a walk in shower with glass panel, vanity unit with wash hand basin and low flush W.C. Heated towel rail, fitted cabinet, tiling to walls, window to rear. There is a large cylinder cupboard situated off.



## OUTSIDE

A lawned garden extends to the front with attractive planted borders. The driveway provides excellent off street parking for multiple vehicles and leads up to the single garage. To the rear is a patio directly adjoining the property with steps down to the lawn beyond.





## 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 E. 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

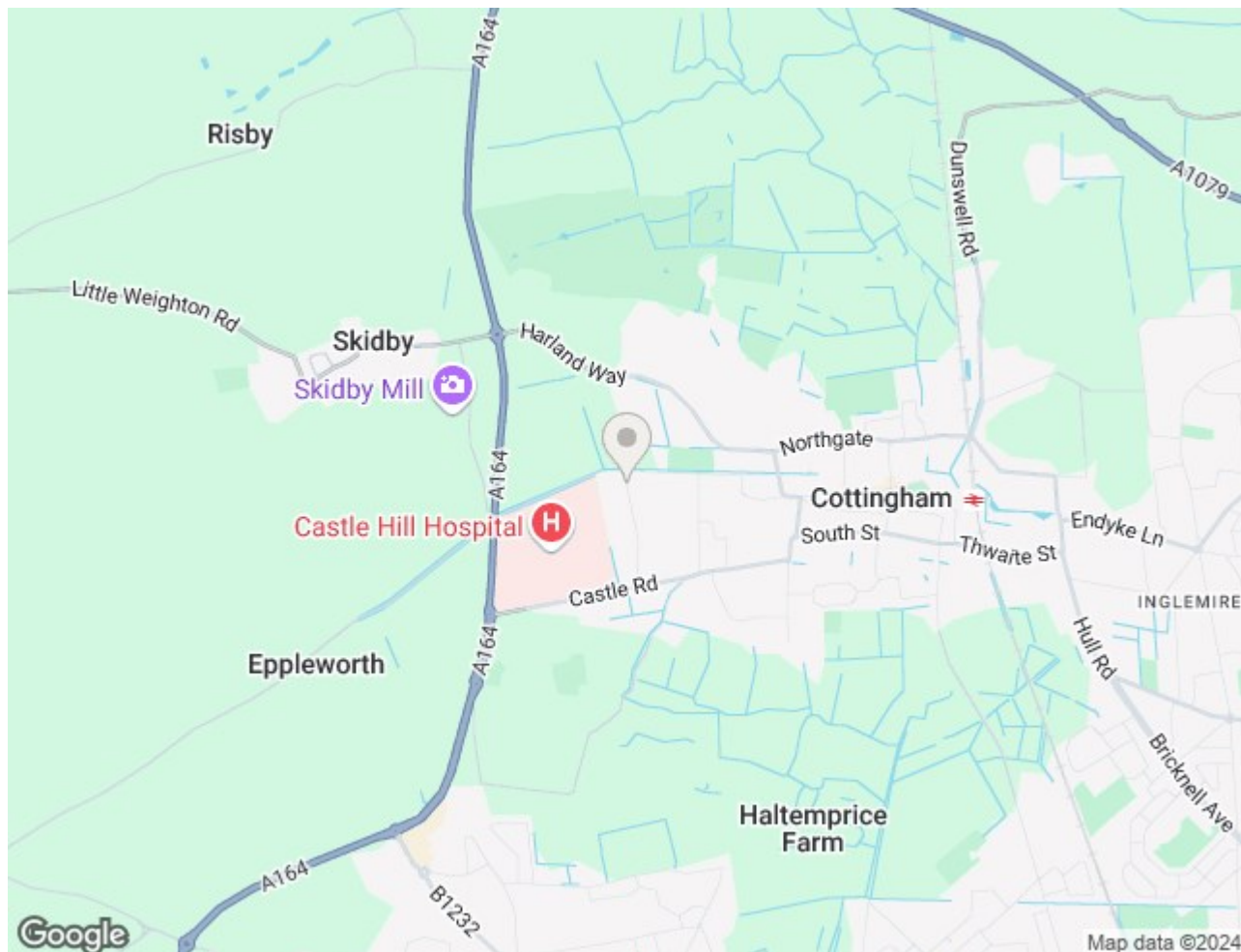
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

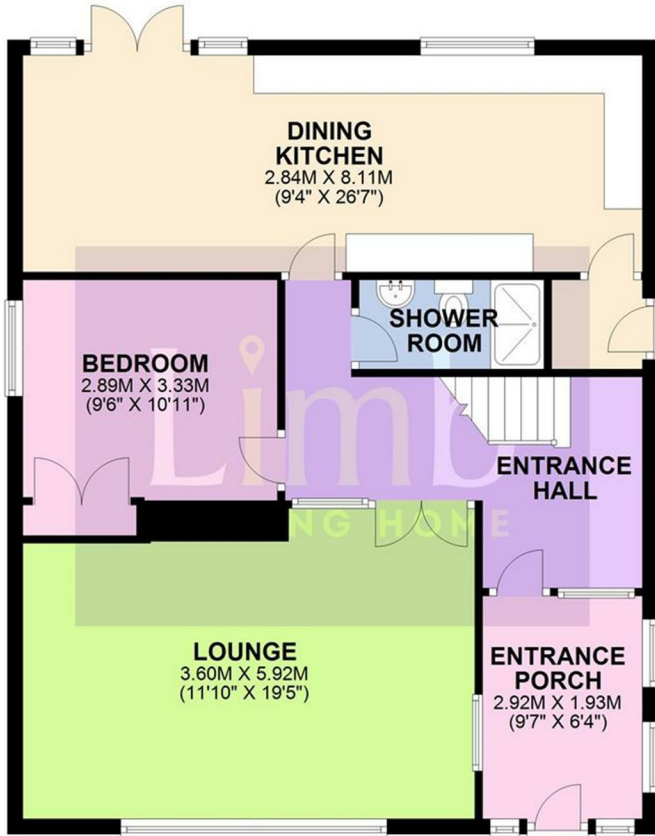
## VALUATION SERVICE

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. 80.5 SQ. METRES (866.3 SQ. FEET)



## FIRST FLOOR

APPROX. 56.2 SQ. METRES (605.4 SQ. FEET)



TOTAL AREA: APPROX. 136.7 SQ. METRES (1471.6 SQ. FEET)

1 GREEN LANE, COTTINGHAM

