

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



281 Northgate, Cottingham, East Yorkshire, HU16 5RL

- 📍 Beautiful Cottage
- 📍 Sympathetically Restored
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = B
- 📍 Three Reception Rooms
- 📍 Contemporary Dining Kitchen
- 📍 Beautiful Gardens, Drive & Garage
- 📍 Freehold / EPC = D

£350,000

INTRODUCTION

Located in the heart of Cottingham and offering character and charm throughout, is this delightful cottage which has been sympathetically restored and renovated by the current owners creating beautifully modern accommodation blended with period charm. Set within approximately 1/4 acre, the property enjoys spacious living accommodation complemented by stunning gardens, a driveway and garage. Features include sash windows, vaulted ceilings and the accommodation briefly comprises an entrance reception/lounge, dining room, open plan dining kitchen with utility area, cloaks/W.C. plus a stunning garden room with bi-fold doors opening out to the rear decked courtyard. Upon the first floor are two double bedrooms and a luxurious bathroom with freestanding roll top bath.

Externally, a driveway provides good parking leading up to wooden gates which give access to further parking and the detached garage. Directly adjoining the rear of the property is a decked courtyard and a walkway gives access to the beautifully landscaped garden with many areas of interest.

This is one property not to miss.

LOCATION

The property is situated along Northgate, 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 King's Cross. Schooling for all ages is available being both state and private.

ACCOMMODATION

Residential entrance door to:



ENTRANCE RECEPTION / LOUNGE

15'11" x 11'10" approx (4.85m x 3.61m approx)
With windows to front and side elevations. A staircase leads up to the first floor.



DINING ROOM

13'0" x 11'10" approx (3.96m x 3.61m approx)
Ornate fire surround with tiled inset and hearth housing a living flame gas fire. Panelling to walls and window to front.



DINING KITCHEN

22'0" x 11'9" approx (6.71m x 3.58m approx)

The kitchen has a range of fitted units with Silestone worksurfaces, and under counter sink with mixer tap, integrated appliances including a double oven, four ring gas hob and dishwasher plus space for a fridge/freezer. Window to side elevation. There is a utility area with vaulted ceiling and fitted units with sink plus plumbing for a washing machine. An external access door leads out to the side.



KITCHEN AREA



CLOAKS/W.C.

With suite comprising a low flush W.C. and vanity unit with wash hand basin. Velux window.

GARDEN ROOM

16'0" x 11'8" approx (4.88m x 3.56m approx)
Stunning space with vaulted ceiling and bi-folding doors leading out to the rear decking.



FIRST FLOOR

LANDING

Window to rear.

BEDROOM 1

13'11" x 12'0" approx (4.24m x 3.66m approx)

With vaulted ceiling, built in wardrobe and window to front.



BATHROOM

11'11" x 10'6" approx (3.63m x 3.20m approx)
With luxurious suite comprising a freestanding roll top bath, walk in shower, wash hand basin and low flush W.C. Vaulted ceiling and window to front.



BEDROOM 2

12'0" x 11'10" approx (3.66m x 3.61m approx)
With vaulted ceiling and mezzanine storage area. Window to front elevation.



OUTSIDE

The property occupies a generous plot of up to 1/4 of an acre. A block set side drive provides excellent parking and wooden gates open up to a further parking area and the detached double garage.

Directly adjoining the rear of the property is a decked courtyard with attractive walkway leading through to the beautifully landscaped garden with immaculate lawns, vegetable patch, summerhouse, shed and greenhouse plus an abundance of mature shrubbery and trees.



DECKED COURTYARD



GARDEN



WALKWAY



VEGETABLE PATCH



DRIVE & GARAGE



TENURE

Freehold

COUNCIL TAX BAND

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

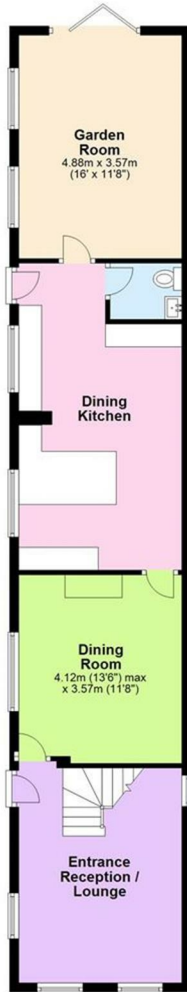
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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. 73.9 sq. metres (795.8 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 117.9 sq. metres (1269.1 sq. feet)

