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Matthew
Limb
MOVING HOME



9 Overland Road, Cottingham, East Yorkshire, HU16 4PY

- 📍 Attractive Bay Fronted Semi
- 📍 Three Double Bedrooms
- 📍 Gym/Outdoor Office
- 📍 Council Tax Band = D
- 📍 Great Family Accom.
- 📍 Two Receptions
- 📍 Rear Garden & Decking
- 📍 Freehold/EPC = D

£285,000

INTRODUCTION

This attractive bay fronted three bedroomed semi detached house is beautifully appointed and enjoys a lovely garden to the rear. Built in the 1930s, the property has been sympathetically renovated over recent years by the current owners. It blends character with modern day living to create a great family home. The accommodation is depicted on the attached floor plan and briefly comprises a welcoming entrance hall with feature tiled floor and staircase leading to the first floor. There is a downstairs cloaks/WC, a formal lounge with multifuel stove and bay window to the front, a well fitted 21ft kitchen with range cooker and adjoining dining/living room with multifuel stove and double doors to outside decked area. At first floor level, there are three double bedrooms and a family bathroom with shower cubicle. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazed windows. Outside a driveway provides off-street parking. There is gated access to the side and rear of the property. The front garden has a variety of mature shrubs and ornamental posts. The secluded and well tended rear garden has been transformed over recent years to create many areas of interest with raised decked terrace directly adjoining the rear of the property, a seated area with lawned garden beyond with established raised borders incorporating a variety of trees, mature shrubs and planting in addition to a summerhouse, gym/office, garden shed, large store (formerly a single garage), further sheds/storage and a particular useful outdoor shower facility - ideal for those with pets or those who enjoy outdoor activities/sports. All in all, a great family home which is not to be missed!

LOCATION

The property occupies a convenient position along the attractive avenue of similar properties off Hull Road, along which has a regular bus service. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities in addition to the local schools/college having an Ofsted report of Good/Outstanding. A number of public schools are also available nearby such as Tranby and Hymers College. Cottingham is home to numerous properties of distinction and there are 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 to the iconic Humber Bridge. Cottingham also has its own mainline railway station with direct access to London Kings Cross.

ACCOMMODATION

Residential entrance door with stained glass panelling leading to:

ENTRANCE HALLWAY

With stairs to first floor level, understairs cupboard, wall panelling, cloaks cupboard, uPVC double glazed windows to the side and feature tiled floor.



CLOAKROOM/WC

With a contemporary suite comprising wash hand basin and low flush WC, electric wall heater, uPVC double glazed window, tiled walls and flooring.

LOUNGE

15'0 into bay x 10'9 (4.57m into bay x 3.28m)

With feature fireplace with tiled hearth and multifuel stove, TV point, coving, parquet flooring and uPVC double glazed bay window to the front elevation.



DINING/LIVING ROOM

15'1 x 10'8 (4.60m x 3.25m)

With feature surround with tiled hearth/recess and multifuel stove, TV point, wall light point, coving, tiled flooring and uPVC double glazed patio doors leading to outside decked area.



KITCHEN

21'1 x 6'0 average (6.43m x 1.83m average)

With a range of fitted floor and wall units incorporating one and a half bowl sink unit with mixer tap, laminate working surfaces, tiled splashbacks, recess housing Leisure range cooker with extractor canopy over, space for fridge/freezer and tumble dryer, plumbing for automatic washing machine, feature display unit, wall-mounted Ideal gas-fired boiler, breakfast bar, storage cupboard, tiled floor, part vaulted ceiling with Velux window, uPVC double glazed windows and stable door to outside.



FIRST FLOOR

LANDING AREA

With picture rail and uPVC double glazed window.

BEDROOM 1

12'6 plus bay x 11'0 (3.81m plus bay x 3.35m)

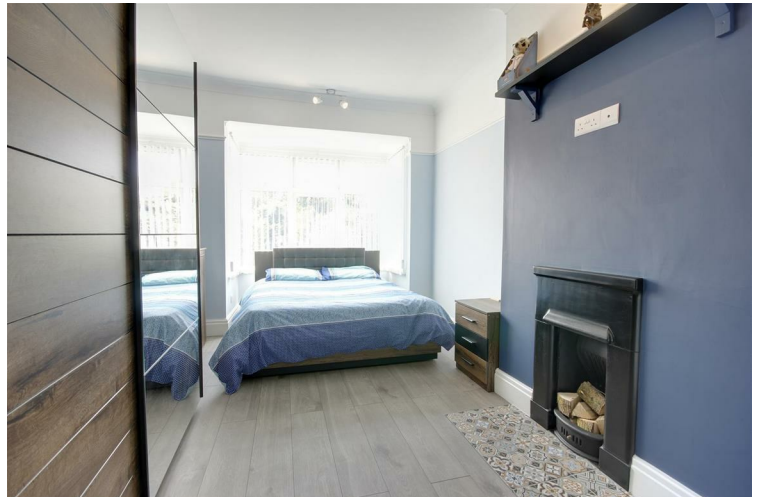
With ornamental period fireplace, TV point, picture rail, wall light points, loft access hatch with pull-down ladder to boarded loft area, laminate flooring and uPVC double glazed bay window to the front elevation.



BEDROOM 2

17'0 into bay x 9'6 (5.18m into bay x 2.90m)

With ornamental period fireplace, TV point, picture rail, wall light point, desk area with recessed lighting, coving, laminate flooring and uPVC double glazed bay window overlooking the rear garden.



BEDROOM 3

13'8 into bay x 7'2 (4.17m into bay x 2.18m)
With TV point, picture rail, coving, laminate flooring and uPVC double glazed bay window overlooking the rear garden.



FAMILY BATHROOM

With a contemporary suite comprising bath with mixer tap/shower attachment, pedestal wash hand basin, low flush WC and shower cubicle, heated towel rail, extractor fan, coving, uPVC double glazed cantilever bay window and LVT flooring.



OUTSIDE

To the front of the property is a gravelled garden area with established shrubs and ornamental posts and fencing. There is a driveway providing off-street parking and gated access to the side of the property.

Adjacent to the side of the property, there are a number of storage sheds including boot room and former garage which is now used as additional storage.

OUTSIDE SHOWER FACILITY

A unique feature to the property, there is an outside shower facility with power shower by the side door of the kitchen. This is particularly useful for those with pets or anyone who enjoys outdoor sporting activities. There is also a butler's sink with hot/cold water.



DECKED AREA

Directly adjoining the rear of the property is an extensive decked area with steps down to the rear garden.

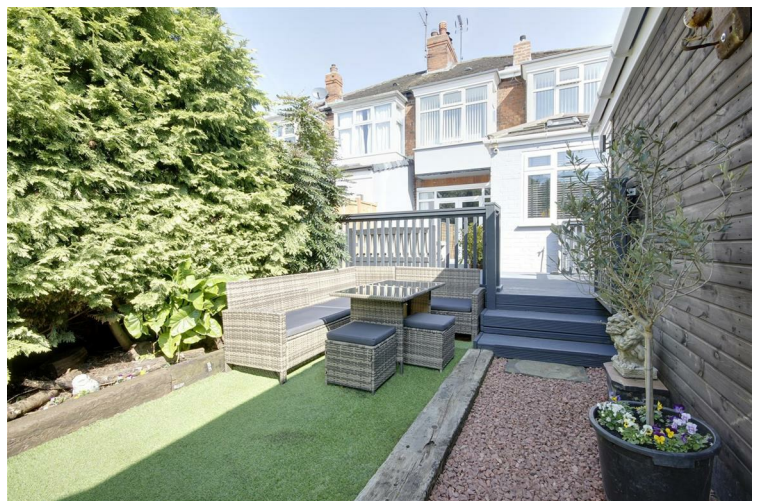


GARDEN

The secluded and established rear garden is laid to lawn and part artificial lawn with raised borders incorporating established planting, mature shrubs and a variety of trees with fenced boundaries.



SEATING AREA



GYM/OFFICE & SUMMERHOUSE

There is an outdoor gym/office space, additional garden store and a summerhouse.



TENURE

Freehold

COUNCIL TAX BAND

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



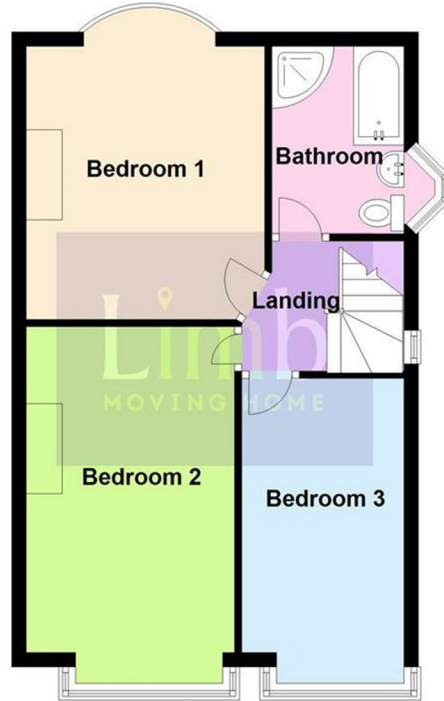
Ground Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Total area: approx. 95.8 sq. metres (1031.5 sq. feet)

