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Matthew
Limb
MOVING HOME



34 Golf Links Road, Hull, East Yorkshire, HU6 8RA

- 📍 Truly unique
- 📍 Impressive Detached House
- 📍 5 Bedrooms
- 📍 Council Tax Band = E
- 📍 Plus Annexe
- 📍 Delightful Gardens
- 📍 Must Be Viewed!
- 📍 Freehold/EPC = D

£379,950

INTRODUCTION

This truly unique detached house offers a tremendous range of accommodation complimented by beautiful gardens. Understood to have been built for the occupation of the original developer on the street, on a double plot (0.18 acre), this impressive property has been subsequently extended to provide an extremely versatile layout which could include a separate annexe for an aged relative, rental opportunity or great "work from home" space which is in addition to the main five bedroomed house.

The accommodation is depicted on the attached floorplan and is of generous proportions which retains much of the character of the original building. A more recent addition has been the lovely orangery which overlooks the rear gardens. Features also include a lounge with deep bay window, dining area, study, fitted kitchen, five bedrooms and a well equipped bathroom. The side annexe has a separate access to both front and rear and is complete with a kitchen area, reception room/bedroom and a wet room.

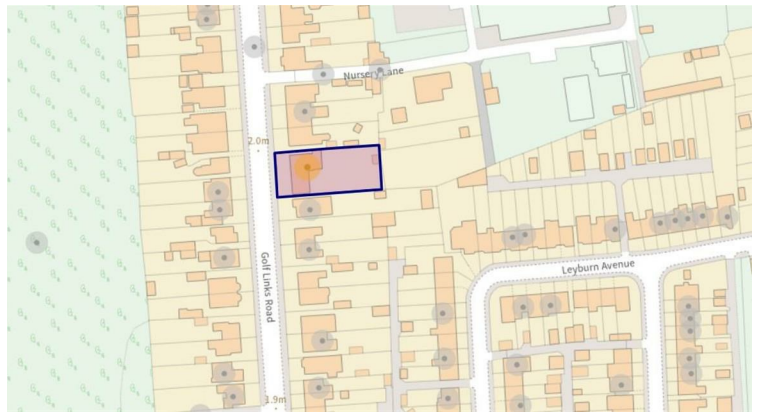
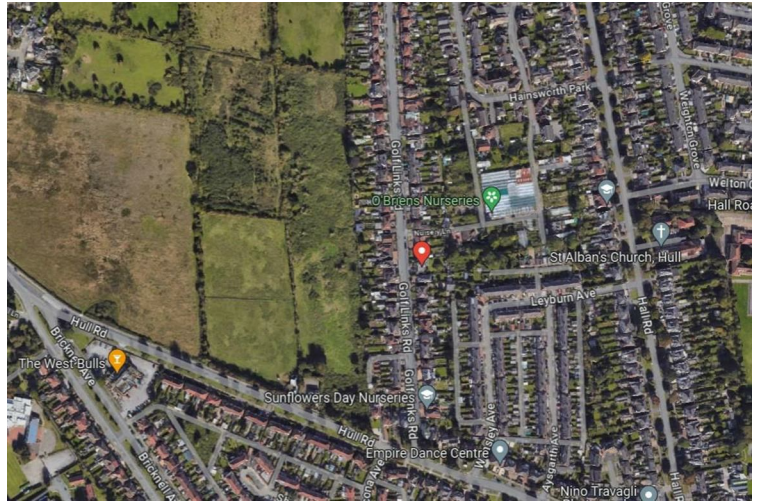
The rear gardens are an absolute delight, not overlooked and surrounded by greenery. They have been lovingly tended over the years with lawns complimented by fruit trees, raised planting beds, mature borders and there is a brick built potting shed which itself has further potential. To the front, excellent parking is available plus a garage. The property is situated within the unitary authority of East Riding of Yorkshire Council to the south east of Cottingham village centre and lies within the catchment area of the Cottingham schools including Croxby primary school. Convenient access can also be gained towards Hull City Centre.

In all, a substantial property with great potential for a variety of uses. Viewing strongly recommended.



LOCATION

This popular residential area lies to the south east of Cottingham, . The property lies within the East Riding of Yorkshire Council boundary. 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. Close proximity to the University of Hull and convenient access can also be gained to Hull City Centre. In all, a very convenient location.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

17'8" x 6'5" approx (5.38m x 1.96m approx)

An impressive hallway with a period staircase leading up to the first floor, storage cupboard beneath. Moulded coving to ceiling.



LOUNGE

13'4" x 13'5" approx (4.06m x 4.09m approx)
Plus deep bay window to the front elevation. A brick faced fire surround houses a "living flame" gas fire. Moulded coving and picture rail. Wide opening through to dining area.



DINING AREA

13'10" x 12'4" approx (4.22m x 3.76m approx)
This room interconnects the kitchen, orangery, hall and annexe. Moulded coving and picture rail. Wide opening through to lounge. This room interconnects the lounge, kitchen, orangery, hall and annexe.



ORANGERY

10'7" x 7'6" approx (3.23m x 2.29m approx)
A stunning room overlooking the rear garden. There are double doors opening out and a large roof lantern allowing light to flood in.



STUDY

10'10" x 7'5" approx (3.30m x 2.26m approx)
Window to side elevation.

KITCHEN

11'6" x 11'0" approx (3.51m x 3.35m approx)
Having a range of fitted base and wall mounted units with roll top work surfaces, large stainless steel one and half sink, integrated Neff double oven, Bosch 4 ring gas hob, filter hood above, dishwasher, tiled surround and tiling to the floor, window over looking the rear garden and window to the orangery.



REAR UTILITIES LOBBY

With fitted cupboards, a small wash hand basin and interconnects both the kitchen and downstairs toilet, with access to the rear.

W.C.

With low level W.C..

SIDE ANNEXE:

2ND KITCHEN/UTILITY

With independent access to both front and rear. The kitchen area has a range of fitted units, sink and drainer, 4 ring gas hob, plumbing for automatic washing machine. Tiling to the floor. Wall mounted gas fired central heating boiler.



RECEPTION ROOM/BEDROOM

13'0" x 9'6" approx (3.96m x 2.90m approx)
With double doors opening out to the rear garden. Sliding doors to the wet room.

WET ROOM

8'5" x 7'10" approx (2.57m x 2.39m approx)

With shower area, low level W.C., wash hand basin, tiling to walls and floor.

FIRST FLOOR

LANDING

With a beautiful stained glass window to side elevation.



BEDROOM 1

10'2" x 16'9" approx (3.10m x 5.11m approx)

Measurements into a deep bay window to front elevation. Fitted wardrobes and cupboards running along one wall.



BEDROOM 2

12'0" x 10'6" approx (3.66m x 3.20m approx)
Window to rear elevation, open wardrobe to corner.



BEDROOM 3

13'7" x 10'10" approx (4.14m x 3.30m approx)
Window to rear plus Velux window to side.



BEDROOM 4

13'7" x 10'8" approx (4.14m x 3.25m approx)
Window to front plus Velux window to side.



BEDROOM 5

9'5" x 7'5" approx (2.87m x 2.26m approx)
Window to front elevation.



BATHROOM

With suite comprising low level W.C., wash hand basin, bath and corner shower, tiled surround heated towel rail.



OUTSIDE

The property occupies a double sized plot (0.18 acre) thus having a wide frontage. There is a driveway providing parking for 3 cars and access to the integral garage. There is an ornamental shrub garden with path leading up to the front door. The rear gardens are an absolute delight, not overlooked and surrounded by greenery. They have been lovingly tended over the years with lawns complimented by fruit trees, raised planting beds, mature borders and there is a brick built potting shed which itself has further potential. There is a further brick building ideal for storage and a wooden garden shed. To the front, excellent parking is available plus a garage.





REAR VIEW



AERIAL VIEW



CENTRAL HEATING

The property has the benefit of gas fired central heating to radiators.

DOUBLE GLAZING

The property predominately has uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

The Council Tax band for this property is Band E payable to East Riding of Yorkshire Council as depicted on the Council Tax Bill for the period 01 April 2024 to 31 March 2025. 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. 128.9 SQ. METRES (1387.1 SQ. FEET)



FIRST FLOOR
APPROX. 81.9 SQ. METRES (881.6 SQ. FEET)



TOTAL AREA: APPROX. 210.8 SQ. METRES (2268.7 SQ. FEET)
34 GOLF LINKS ROAD

