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**Limb**  
MOVING HOME



*17 Holme Crescent, Cottingham, East Yorkshire, HU16 5LH*

- 📍 Semi-Detached House
- 📍 Four Beds/Three Baths
- 📍 Modern Dining Kitchen
- 📍 Council Tax Band = D
- 📍 Extra Large Garage
- 📍 Ample Parking
- 📍 Lovely Rear Garden
- 📍 Freehold / EPC = C

*Offers In Excess Of £325,000*

## INTRODUCTION

This property boasts four spacious bedrooms, two en-suite shower rooms and a family bathroom providing ample space for a growing family or those in need of extra room. There is a modern dining kitchen and a spacious lounge.

The landing area is a versatile space that can be utilised as a study or a cosy reading nook, allowing you to unwind and relax in peace. Whether you're looking for a peaceful village retreat or a family-friendly home, this property offers the perfect blend of comfort and convenience.

One of the highlights of this lovely home is the large garage which provides plenty of storage space for all your belongings, ensuring a clutter-free living environment. The driveway provides ample parking and the rear garden enjoys a lawn with patio and pergola.

Don't miss out on the opportunity to make this delightful house your new home in the heart of Cottingham. Contact us today to arrange a viewing.

## LOCATION

Holme Crescent can be found off The Wolds which runs off Green Lane in 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 HALL

Spacious and welcoming with staircase leading to the first floor and cupboard under.

### CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to front.

### LOUNGE

15'6" x 12'5" approx (4.72m x 3.78m approx)

Window to front.



## DINING KITCHEN

18'9" x 9'11" approx (5.72m x 3.02m approx)

Having a range of contemporary base and wall units with contrasting worksurfaces, one and a half sink and drainer with mixer tap, double oven, induction hob with filter hood above, integrated fridge/freezer and plumbing for a washing machine. There is ample space for a dining table and chairs with patio doors leading out to the rear garden.



## FIRST FLOOR

### LANDING

This excellent space offers an area which could be used as a study/home office. Window to front and staircase leading to the second floor.



## BEDROOM 2

12'10" x 10'1" approx (3.91m x 3.07m approx)  
With window to rear.



## EN-SUITE SHOWER ROOM

With shower enclosure and vanity unit with wash hand basin. Window to front.



## BEDROOM 3

15'4" x 10'10" approx (4.67m x 3.30m approx)  
With fitted storage space and window to front.



## BEDROOM 4

10'10" x 10'2" approx (3.30m x 3.10m approx)  
Window to rear.



## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and window to rear.



## SECOND FLOOR

## BEDROOM 1

19'7" x 15'4" approx (5.97m x 4.67m approx)  
Measurements to extremes. Window to rear and Velux window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to rear.



## OUTSIDE

There is an extensive block paved forecourt to the front providing ample off street parking and leading up to the garage. The garage is a particular feature measuring over 47ft in length with automated door to the front and French doors opening out to the rear garden. The rear garden is lawned with a patio area and pergola.



## 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

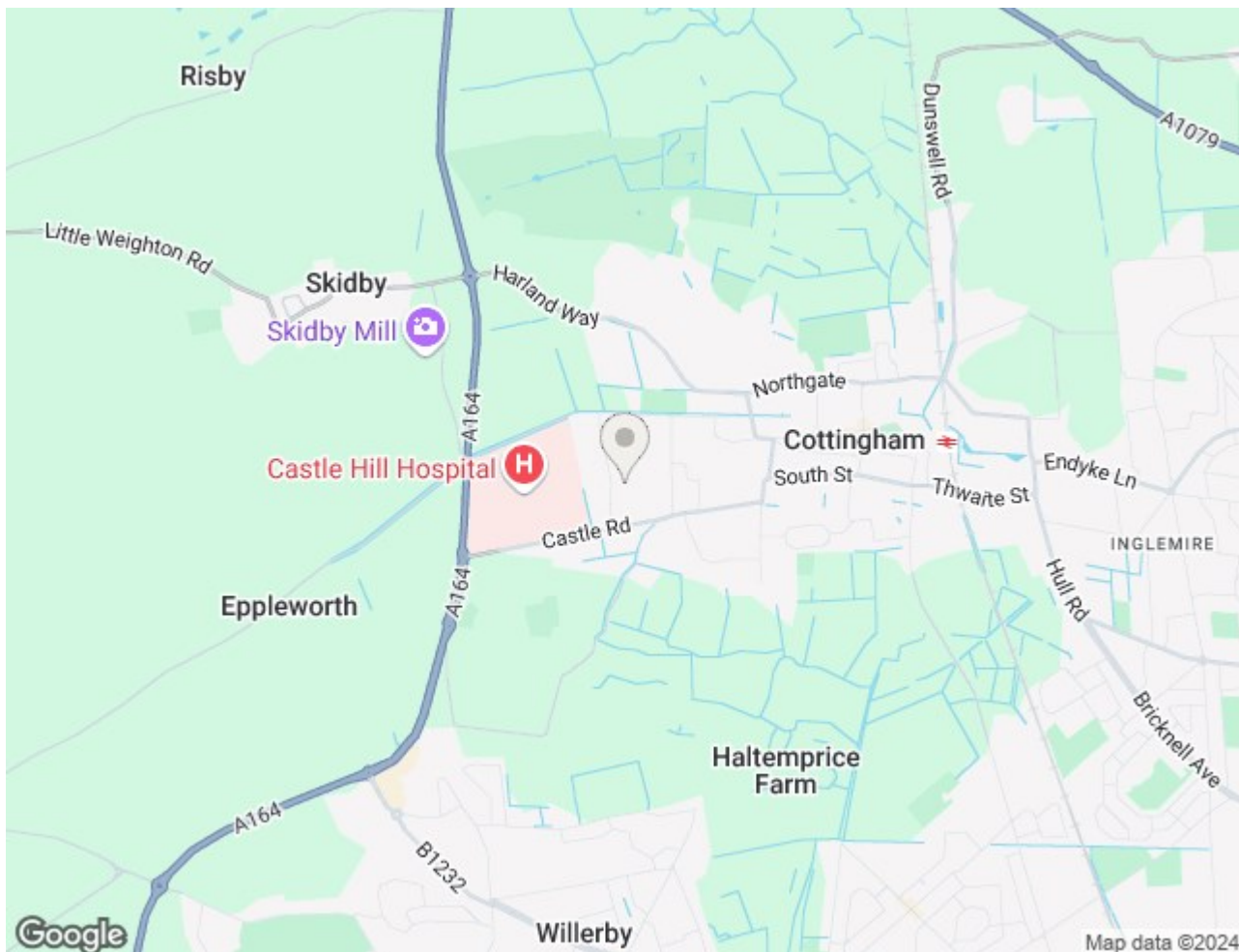
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

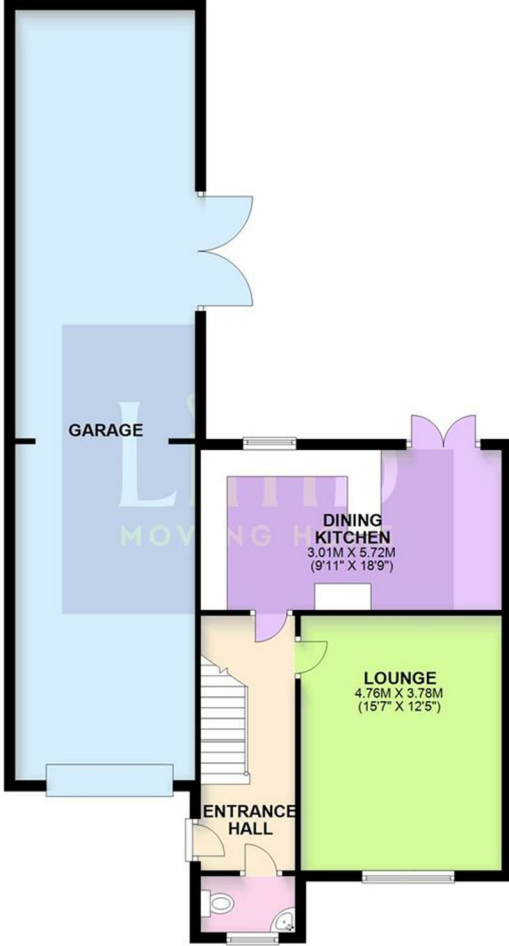
## VALUATION SERVICE

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. 46.8 SQ. METRES (503.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 61.9 SQ. METRES (666.1 SQ. FEET)



**SECOND FLOOR**  
APPROX. 31.6 SQ. METRES (339.6 SQ. FEET)



TOTAL AREA: APPROX. 140.2 SQ. METRES (1509.3 SQ. FEET)

