

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



57 Southwood Road, Cottingham, East Yorkshire, HU16 5AJ

- 📍 Fabulous Detached
- 📍 "One of a Kind" Detached
- 📍 High Quality Throughout
- 📍 Council Tax Band = E
- 📍 4 Beds/3 Baths
- 📍 Attractive Gardens
- 📍 Double Garage
- 📍 Freehold/EPC = C

£449,950

INTRODUCTION

Offering great versatility and packed full of attractive features is this "one of a kind" detached property. Carefully considered and built to an exacting standard with a high specification this lovely home which has a great "feel" to it and is suited to a variety of purchaser including families, couples or those looking for the ability to have a ground floor bedroom or great "work from home" space. The accommodation is depicted on the attached floorplan and comprises an impressive hallway with stunning turning staircase, cloaks/W.C, a fabulous lounge with doors out to the garden and open plan in style through to the dining/kitchen areas. There is also a separate utility room. A delightful sitting room has two sets of doors out to the garden plus there is a further reception room which could be an office or fourth bedroom as there is a shower room situated off. At first floor are three large bedrooms, the main of which has an extensive range of fitted furniture and a concealed entrance to an en-suite shower room. The first floor is completed by a four piece bathroom. The accommodation has the benefit of gas fired central heating to radiators and underfloor heating downstairs together with uPVC double glazing. There is also electric underfloor heating to both upstairs bathrooms.

The property occupies a corner style position along Southwood Road at its junction with Southwood Gardens. Parking is available to both the front and rear with wrought iron gates opening to a gravelled driveway to the front and automatic gates which open to the driveway to the rear where there is a detached double garage with automatic door. Gardens extend to the rear which have been attractively landscaped and enjoy a south facing aspect. A large patio area extends directly to the rear of the house and has an electrically operated awning above.

LOCATION

Southwood Road is one of the main routes leading to the centre of Cottingham and lies between Castle Road and The Parkway. The property is located close to its junction with Southwood Gardens. Cottingham has an excellent number of local shops, facilities and amenities along with well reputed schooling at Westfield Primary and secondary schooling at Cottingham High School. Cottingham has its own railway station which lies a short walk away and is conveniently placed for travel to Hull city centre and the nearby market town of Beverley.

ACCOMMODATION

Residential entrance door to:



ENTRANCE HALL

An impressive entrance hallway which as a stunning bespoke turning staircase with oak detailing.



CLOAKS/W.C

With low level W.C, wash hand basin in cabinet.

LIVING ROOM

18'3" x 13'6" approx (5.56m x 4.11m approx)

A fabulous space which is situated to the rear of the house and has double doors leading out to the patio. There is a further window to the side elevation. A tiled floor extends throughout and there are recessed spotlights to the ceiling. This room is open plan in style through to the dining/kitchen areas.



DINING/KITCHEN AREA

20'0" x 11'4" approx (6.10m x 3.45m approx)

Having an attractive range of solid oak fronted base and wall mounted units complemented by granite work surfaces. There is an undercounter sink with mixer tap, Bosch integrated oven, microwave combi oven, four ring hob with filter hood above, dishwasher and space for an American style fridge freezer. Tiled floor extends throughout and there is a window to the front elevation.



KITCHEN AREA



UTILITY ROOM

8'2" x 7'0" approx (2.49m x 2.13m approx)

Having an excellent range of fitted units, work surfaces, sink and drainer, plumbing for an automatic washing machine and vents for a tumble dryer. External access door to front.

SITTING ROOM

22'0" x 10'3" approx (6.71m x 3.12m approx)

Narrowing to 8'1" approx. A lovely room situated to the rear of the house with two sets of double doors leading out to the garden. There is a vaulted ceiling with inset velux windows with electric blinds and electronically operated opening/closing.



OFFICE/BED 4/GYM

17'8" x 8'1" approx (5.38m x 2.46m approx)
With window to front and a series of three Velux windows to the vaulted ceiling with electric blinds and electronically operated opening/closing. Tiled flooring.



SHOWER ROOM

With shower cubicle, low level W.C and wash hand basin with cabinet under, tiled flooring. Velux window with electric blind and electronically operated opening/closing.



FIRST FLOOR

LANDING

Featuring the stunning staircase leading from the ground floor.



BEDROOM 1

13'2" x 12'4" approx (4.01m x 3.76m approx)
Having an extensive range of fitted furniture comprising wardrobes running to one wall with central doors opening to the en-suite. A large picture window overlooks the rear garden.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C, large wash hand basin and cabinet, shower cubicle, tiling to the floor, electric underfloor heating, heated towel rail and inset spot lights. Window to side.



BEDROOM 2

13'7" x 9'1" approx (4.14m x 2.77m approx)
With fitted wardrobes, desk and drawers, window to front elevation.



BEDROOM 3

13'7" x 8'9" approx (4.14m x 2.67m approx)
Fitted wardrobes and window to front elevation.



BATHROOM

With suite comprising low level W.C, spa bath, separate shower cubicle and fitted furniture housing wash hand basin, tiling to floor and surround, electric underfloor heating, heated towel rail and inset spot lights.



OUTSIDE

The property occupies a corner style position along Southwood Road at its junction with Southwood Gardens. Parking is available to both the front and rear with wrought iron gates opening to a gravelled driveway to the front and automatic gates which open to the driveway to the rear where there is a detached double garage with automatic door. Gardens extend to the rear which have been attractively landscaped and enjoy a south facing aspect with a lawn, water feature and attractive planting, plus a large patio area extends directly to the rear of the house and has an awning above.



PATIO & WATER FEATURE



REAR VIEW OF PROPERTY



DRIVE & GARAGE

PLANNING PERMISSION

Planning permission has been granted for a second storey extension atop an existing single storey extension. Contact our office for further details.

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

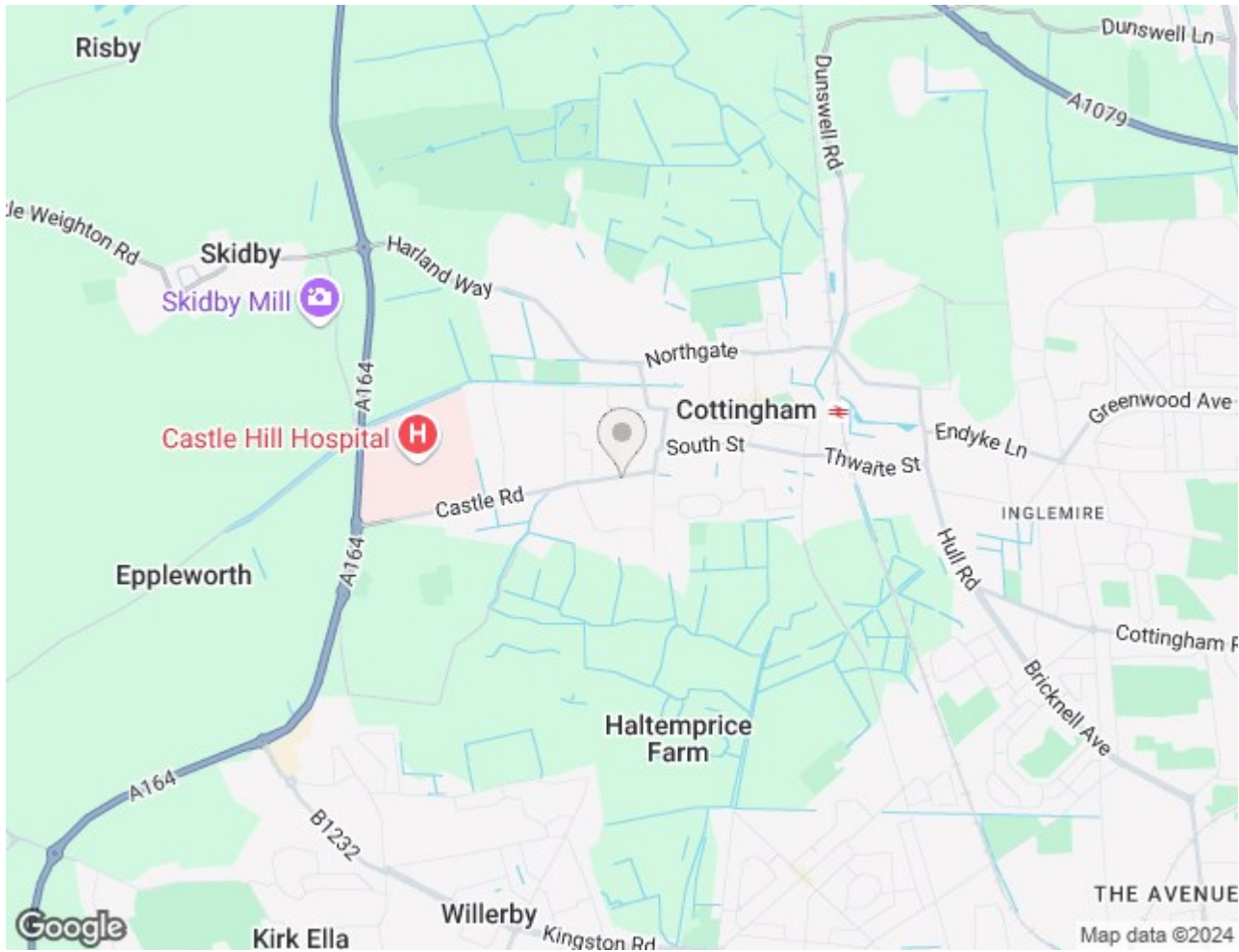
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

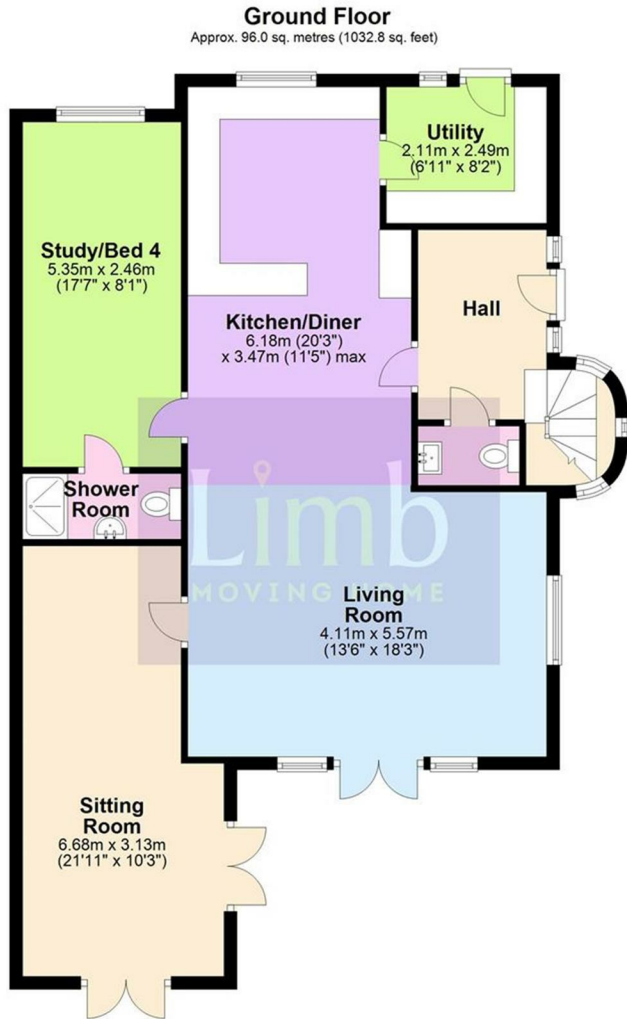
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 156.1 sq. metres (1679.7 sq. feet)

