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Limb
MOVING HOME



44 Churchill Avenue, Cottingham, East Yorkshire, HU16 5NL

- 📍 Semi Detached House
- 📍 Particularly Spacious
- 📍 Immaculate Condition
- 📍 Council Tax Band = D
- 📍 3 Large Bedrooms
- 📍 Wide Plot
- 📍 Sought After Location
- 📍 Freehold/EPC = C

£269,950

INTRODUCTION

A superb and particularly spacious semi detached house in a sought after location close to Westfield primary school. Immaculately presented and ready to move into, this stunning home stands in a wide plot providing excellent parking, garage with workshop and a landscaped westerly facing garden. The well appointed accommodation is depicted on the attached floorplan and briefly comprises an entrance porch, hallway, cloaks/W.C., through lounge/diner and a well fitted kitchen. There are three good sized bedrooms, all with fitted furniture, en-suite shower room to bed 1 and a four piece bath/shower room. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. A block set forecourt provides parking for multiple vehicles and access to the brick and pitched tiled roof garage which has a work shop extension to the rear. The sunny westerly facing rear garden has a shaped lawn surrounded by paved and pebbled patio areas

LOCATION

The property lies in a very popular residential location to the west of Cottingham centre, within 5 minutes walking distance from Westfield primary school and conveniently off Southwood Road which leads towards Castle Hill Hospital. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreation 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 direct towards the iconic Humber Bridge. Cottingham also has its own mainline railway station with direct access to London Kings Cross. Schooling for all ages is available being both state and private. Castle Hill hospital is also within walking distance.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

Double doors opening through to:

ENTRANCE HALLWAY

An impressive hallway with window to side elevation, useful cloaks cupboard to corner and staircase leading up to the first floor.



W.C.

With low level W.C. and wash hand basin.

THROUGH LOUNGE/DINER

27'10" x 12'0" approx (8.48m x 3.66m approx)

Reducing to 9'2" approx.

A light and airy room with large picture window to front elevation and double doors leading out to the rear garden.



DINING AREA



KITCHEN

11'8" x 9'8" approx (3.56m x 2.95m approx)

Having an extensive range of fitted base and wall mounted units with roll top work surfaces, tiled surround and a Neff double oven, five ring gas hob, filter hood above, fridge freezer, ceramic sink and drainer, plumbing for automatic washing machine and space for dryer. Window overlooking the rear garden and external access door to side passage.



FIRST FLOOR

LANDING

With window to side elevation. A roof hatch has a pull down ladder which provides access to the loft area which has some boarding for storage purposes.

BEDROOM 1

11'6" x 11'10" approx (3.51m x 3.61m approx)

Up to fitted wardrobes with internal drawers, shelves and hanging rails, running to one wall with sliding mirrored fronts, window to rear elevation.



EN-SUITE SHOWER ROOM

With shower cubicle, wash hand basin and tiling to the walls.



BEDROOM 2

11'1" x 11'3" approx (3.38m x 3.43m approx)

Up to fitted wardrobes with internal shelves and hanging rails, running to one wall, window to front elevation.



BEDROOM 3

11'9" (max) x 8'0" approx (3.58m (max) x 2.44m approx)

A good sized third bedroom which has been fitted for use as a study having a desk area, cupboards, drawers, wardrobe with shelving and a freestanding base cupboard.



BATH/SHOWER ROOM

With fitted furniture having an inset wash hand basin and concealed flush W.C., shower cubicle, oval shaped bath with mixer/shower attachment, tiling to the walls.



OUTSIDE

The property occupies a wide plot being predominantly block set to the front providing excellent parking for multiple vehicles. There is a brick and pitched tiled roof garage with rear workshop extension. The garage measures approximately 17'0" x 8'5" with the workshop area being approximately 20'0" x 7'6". The westerly facing rear garden has been landscaped with patio areas surrounding the shaped lawn.



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 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

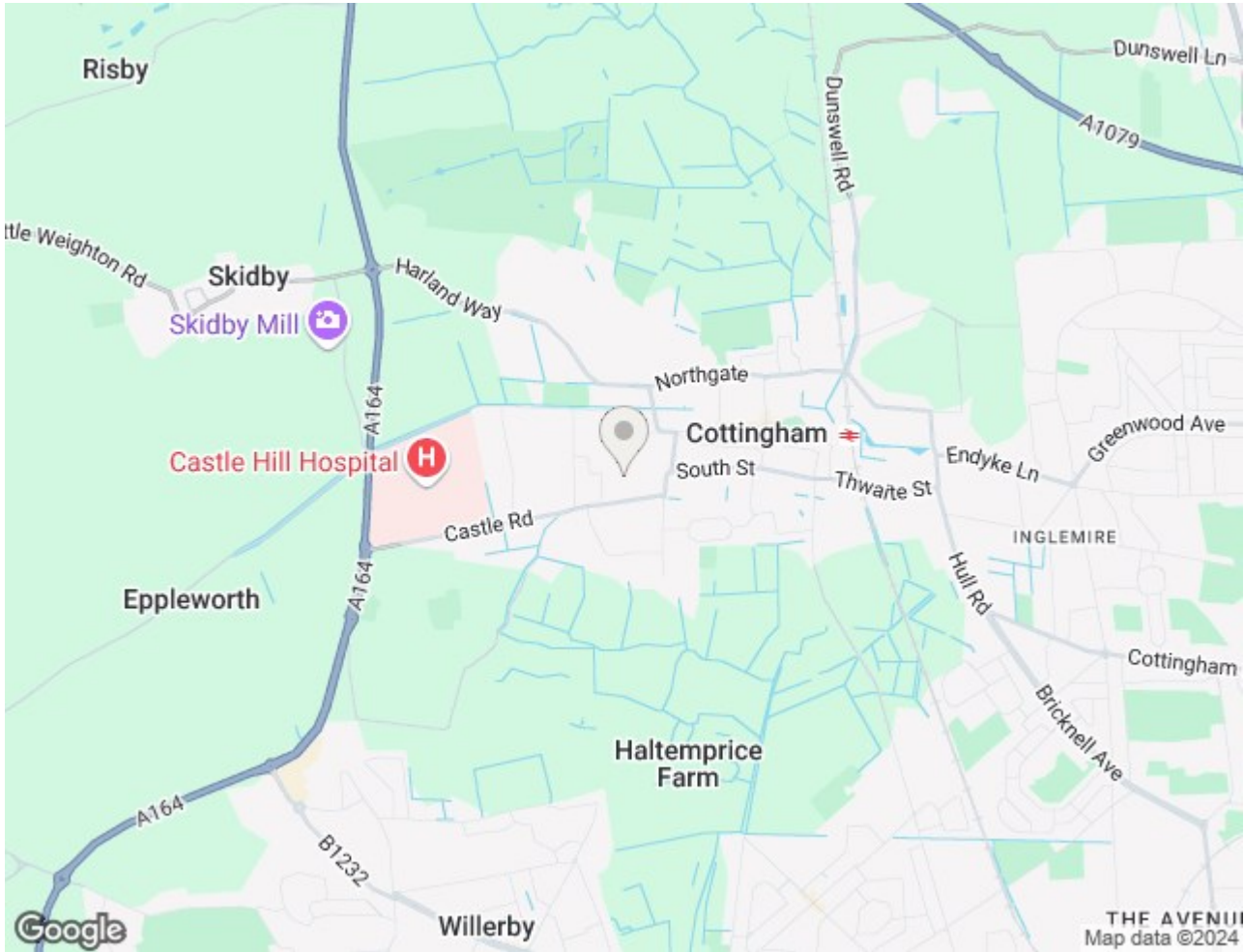
Strictly by appointment through the agent. Brough Office 01482 669982.

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.

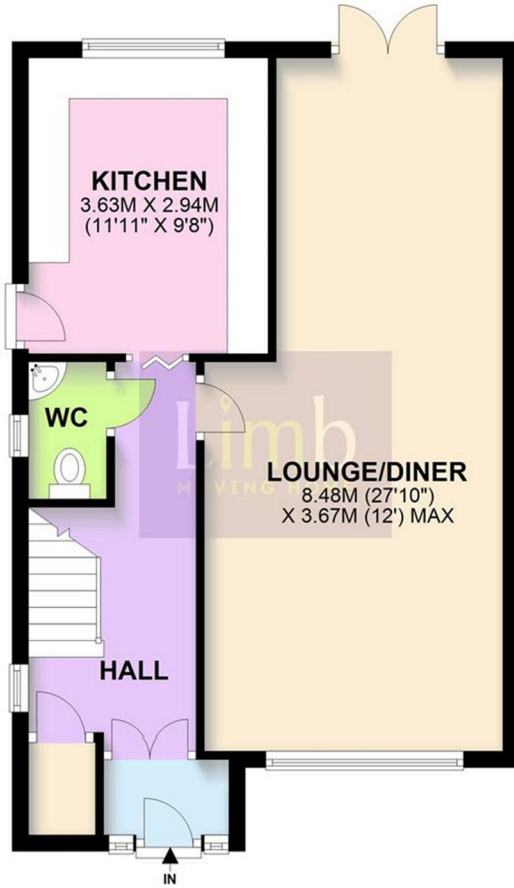
VALUATION SERVICE

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.



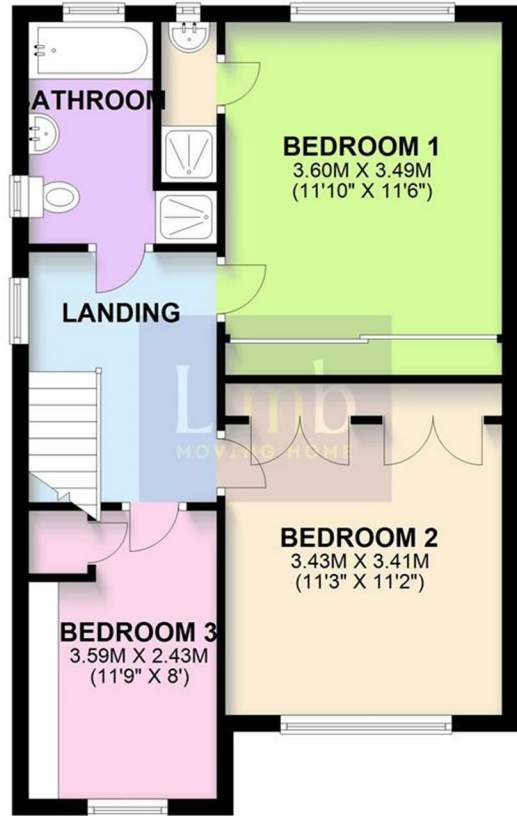
GROUND FLOOR

APPROX. 51.9 SQ. METRES (558.8 SQ. FEET)



FIRST FLOOR

APPROX. 51.8 SQ. METRES (557.2 SQ. FEET)



TOTAL AREA: APPROX. 103.7 SQ. METRES (1116.0 SQ. FEET)
44 CHURCHILL AVENUE

