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Limb
MOVING HOME



39 Harland Way, Cottingham, East Yorkshire, HU16 5PR

- 📍 Extended Semi-Detached
- 📍 Fantastic Open Plan Kitchen
- 📍 Three Double Bedrooms
- 📍 Council Tax Band = D
- 📍 Loft Space with En-Suite
- 📍 South Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

£385,000

INTRODUCTION

This fantastic bay-fronted semi-detached home offers extended accommodation, a versatile loft space with en-suite (not to building regulations), and a delightful south-facing garden complete with a summerhouse and hot tub.

Step inside to discover a welcoming entrance hallway, a convenient cloakroom/W.C., and an attractive lounge bathed in natural light from the bay window. French doors lead to a cosy snug, which opens into the spacious living kitchen, where bi-folding doors create a seamless connection with the rear garden. Upstairs, three generously sized double bedrooms provide ample space for family and guests, while a stylish bathroom with a four-piece suite offers a touch of luxury. The converted loft space adds further versatility, featuring a shower room for added convenience.

Outside, a driveway extending along the front and side provides ample parking and leads to a detached garage. The expansive south-facing rear garden is a true highlight, offering an oasis for relaxation and entertaining. With its combination of paved areas, lawn, and secluded retreat with summerhouse and hot tub, this garden offers something for everyone.

This exceptional property presents a rare opportunity to acquire a beautifully presented home. Don't miss out – arrange a viewing today!

LOCATION

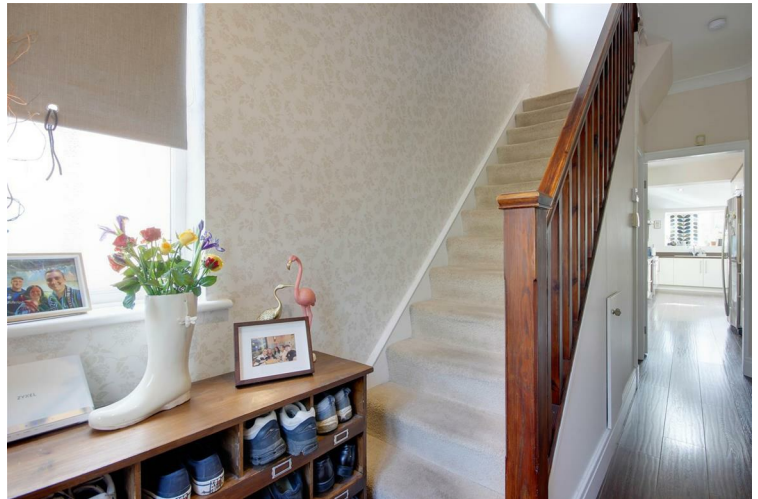
The highly regarded street scene of Harland Way runs from the A164 down into the village centre. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a southerly direction towards the iconic Humber Bridge. There is a bus stop directly opposite the property providing access to Cottingham Centre and Hessle. Cottingham also has its own mainline railway station with access to London Kings Cross. Cottingham High School and Sixth Form College is situated nearby. Good schooling both state and private is available for all ages.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.



CLOAKS/W.C.

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

LOUNGE

14'0" x 13'0" approx (4.27m x 3.96m approx)

With bay window to the front elevation. French doors lead through to the snug.



SNUG

14'4" x 11'11" approx (4.37m x 3.63m approx)

With chimney breast housing an open fire with grate. Double doors lead through to the living kitchen.



LIVING KITCHEN

19'11" x 15'7" approx (6.07m x 4.75m approx)

Extending to 26'5" approx.

This stunning kitchen, bathed in natural light from a series of Velux windows and overlooking the south-facing rear garden, is the perfect space for family gatherings and entertaining. Bi-folding doors create a seamless connection with the outdoors, bringing the garden into the heart of the home. The kitchen boasts an array of stylish base and wall units with contrasting worktops, offering ample storage and workspace. A range-style cooker with a filter above, wine chiller, dishwasher, and American-style fridge/freezer cater to every culinary need. A one-and-a-half bowl sink and drainer adds practicality, while plumbing for a washing machine and space for a dryer ensure convenience. With windows to the rear and side, this bright and airy kitchen is a welcoming hub for everyday life



ALTERNATE VIEW



FIRST FLOOR

LANDING

With window to side and fixed staircase leading up the loft space.

BEDROOM 1

14'0" x 13'0" approx (4.27m x 3.96m approx)
Measurements up to bay window to the front elevation.



BEDROOM 2

13'11" x 12'0" approx (4.24m x 3.66m approx)
With window to rear.



BEDROOM 3

9'11" x 8'1" approx (3.02m x 2.46m approx)
With fitted wardrobes and overhead storage. Window to rear.



BATHROOM

With suite comprising an oval bath with shower attachment, corner shower enclosure, wash hand basin and low flush W.C. Half panelling to walls, heated towel rail, feature flooring and window to the front elevation.



SECOND FLOOR

LANDING AREA

With storage cupboard.

LOFT SPACE

13'7" x 12'9" approx (4.14m x 3.89m approx)
Extending to 18'3" into reduced head height. Velux window to rear.



SHOWER ROOM

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

OUTSIDE

This property boasts fantastic outdoor space, starting with a generous driveway that extends along the front and side, providing ample parking and leading to a detached garage. The expansive south-facing rear garden is a true haven, offering a private oasis for relaxation and entertaining. Step out from the living space onto a welcoming patio, perfect for al fresco dining, and enjoy the expansive lawn beyond, ideal for children's play or simply soaking up the sun. A further patio area adjacent to the garage provides an additional space for outdoor furniture or a barbecue. At the rear of the garden, discover a secluded retreat with an inviting summerhouse and unwind in the hot tub. With its combination of paved areas, lawn, and secluded retreat, this garden offers something for everyone.



REAR VIEW



SECLUDED RETREAT



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

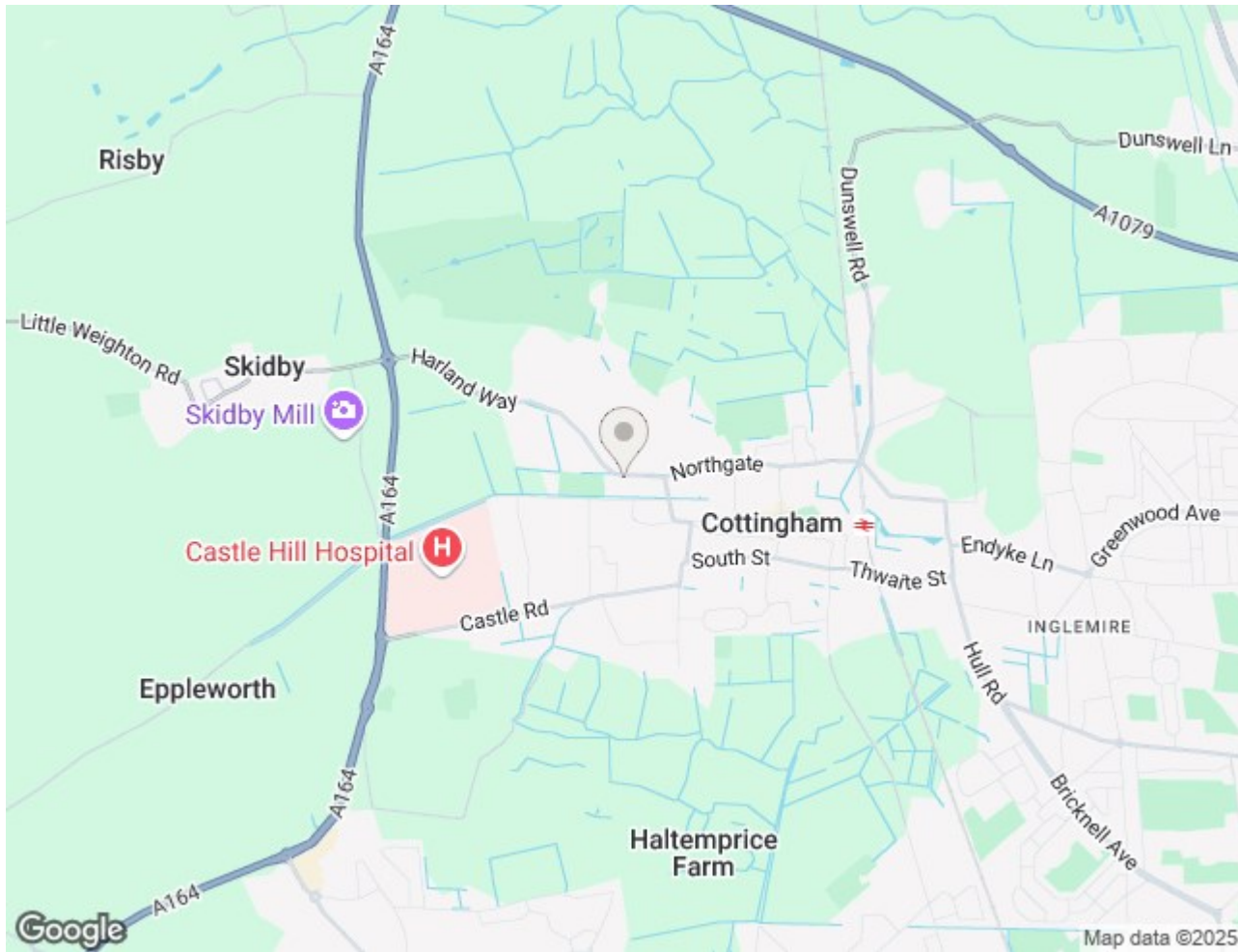
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

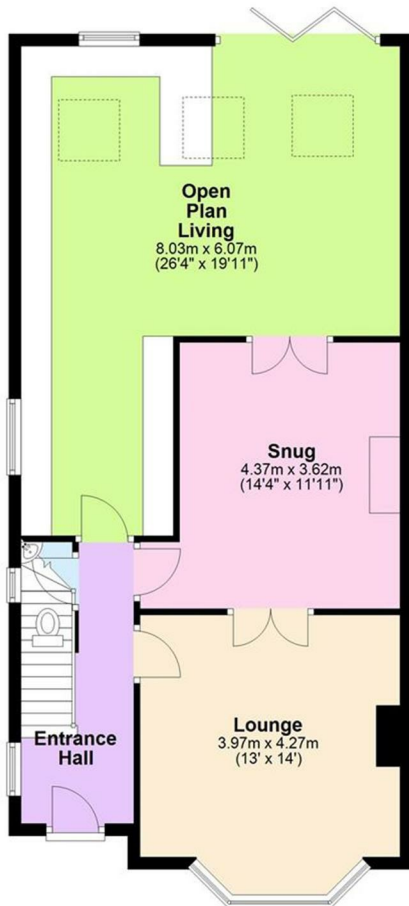
VALUATION SERVICE

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.



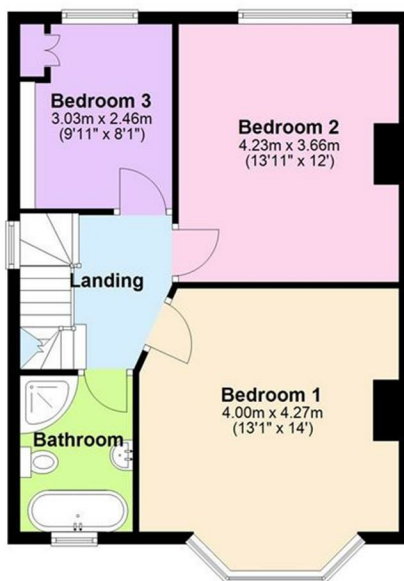
Ground Floor

Approx. 80.9 sq. metres (870.9 sq. feet)



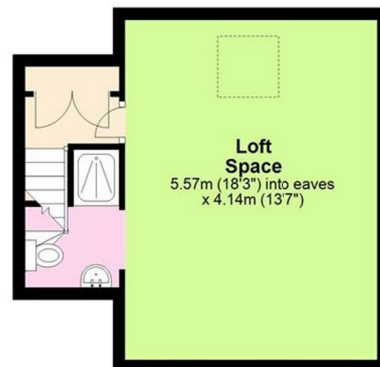
First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)




Second Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



Total area: approx. 162.2 sq. metres (1746.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	