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**Limb**  
MOVING HOME



*61 The Dales, Cottingham, East Yorkshire, HU16 5JS*

- 📍 Substantial Detached House
- 📍 Five Bedrooms
- 📍 Great Living Space
- 📍 Council Tax Band G
- 📍 Around 2,350 sq. ft.
- 📍 Driveway & Double Garage
- 📍 Beautiful Gardens
- 📍 Tenure Freehold/EPC=D

*Offers Over £450,000*



## INTRODUCTION

Commanding a prime position on The Dales, this substantial detached residence offers an exceptional family lifestyle. Boasting a twin driveway and beautifully landscaped gardens that gracefully envelop the property, this home has been significantly extended to provide approximately 2,350 sq. ft of versatile living space, as detailed in the attached floor plan.

Step inside to discover a welcoming entrance hall, a convenient cloaks/WC, a bright breakfast kitchen, and an elegant dining room perfect for formal gatherings. The expansive lounge provides a comfortable retreat, while the magnificent sitting room, believed to have once served as a snooker room, offers a truly unique and impressive space for relaxation or entertaining.

Ascend to the first floor where five well-proportioned bedrooms await. One of these versatile rooms is currently fitted as a study, ideal for those working from home. The principal suite is a true highlight, featuring a generously sized bedroom with a striking wall of glazing and a central door leading to a south-facing balcony – a perfect spot to enjoy the views and sunshine. Completing this luxurious suite is a spacious five-piece en-suite bathroom, complete with a charming claw-footed bath. A separate family bathroom serves the remaining bedrooms.

Throughout the home, you'll find the comfort and efficiency of gas-fired central heating and sealed unit double glazing.

Outside, a sweeping crescent-shaped driveway with two access points provides ample parking and leads to the double garage. The lovingly tended gardens are a true delight, showcasing years of care and attention. The front garden features a tranquil ornamental pond, while to the side and rear, shaped lawns are bordered by mature, well-stocked beds that burst with seasonal colour, creating a vibrant and private outdoor sanctuary. This exceptional property offers a rare opportunity to acquire a substantial and beautifully situated family home in a sought-after location.

## LOCATION

The Dales is a popular residential street scene situated off Green Lane between Castle Road and Eppleworth Road, to the western side of the village centre. The vibrant village of Cottingham has an excellent range of local shops, facilities and amenities along with well reputed schooling at nearby Westfield and Holgate primary school, with secondary schooling at Cottingham High School. The village also has its own railway station which is conveniently placed for travel to Hull city centre and the nearby market town of Beverley. Castle Hill Hospital lies nearby and access can be gained towards the historic market town of Beverley to the north or towards the Humber Bridge and A63 to the south.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A central hallway with open tread staircase leading up to the first floor. Tiling to the floor. Useful cupboard situated off.

### WC

With low level WC and wash hand basin.

## LOUNGE

20' x 14'1" approx (6.10m x 4.29m approx)

A super room with window overlooking the rear garden and the focal point being a feature marble fire surround housing a "living flame" gas fire. A wide archway leads through to:



## DINING ROOM

14'1" x 9'7" approx (4.29m x 2.92m approx)

With window to rear elevation.





## SITTING ROOM

24'3" x 15'10" approx (7.39m x 4.83m approx)

A superb room which is understood to have been originally built as a snooker room. Windows overlook the gardens to both the side and rear and a door leads out to the patio.



## BREAKFAST KITCHEN

15' x 11' approx (4.57m x 3.35m approx)

Having a range of fitted units with granite work surfaces, undercounter one and a half sink with mixer tap, integrated oven, combination microwave, four ring gas hob with filter hood above, dishwasher and fridge freezer. There is a tiled floor, window to front elevation.



## SIDE LOBBY

With external access door.

## FIRST FLOOR

## LANDING

Door to:

## BEDROOM 1

16'4" x 16'2" approx (4.98m x 4.93m approx)

A particularly spacious room with fitted wardrobes and dressing table. There is a wall of glazing to the south with a central opening door out to the balcony.



## EN-SUITE BATHROOM

13' x 9'10" approx (3.96m x 3.00m approx)

A luxurious en-suite comprising low level WC, bidet, pedestal wash hand basin, claw-footed bath with mixer tap/shower attachment, corner shower cubicle, tiling to walls and floor.





## BEDROOM 2

14'3" x 10' approx (4.34m x 3.05m approx)  
plus doorwell. Window to rear elevation.



## BEDROOM 3

14'5" x 10' approx (4.39m x 3.05m approx)  
Window to front elevation.



## BEDROOM 4

14'8" x 9'7" approx (4.47m x 2.92m approx)  
Fitted wardrobes. Window to rear elevation. Situated off is a store  
cupboard and access to the storage eaves.



## BEDROOM 5

10' x 9' approx (3.05m x 2.74m approx)

Window to rear elevation. Fitted as a study with desk, cupboards and shelving.



## BATHROOM

15' x 6'8" approx (4.57m x 2.03m approx)

With suite comprising low level WC, bidet, corner bath, corner shower cubicle, pedestal wash hand basin, tiled surround.



## OUTSIDE

A crescent shaped driveway has two access points and gives access to the double garage. The gardens have been lovingly tended and well stocked over the years to provide many areas of interest. To the front the garden incorporates an ornamental pond and to one side and the rear a shaped lawn is bounded by mature borders which provide a riot of colour.



*GARDEN*



*GARDEN*



*GARDEN*





## PATIO



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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

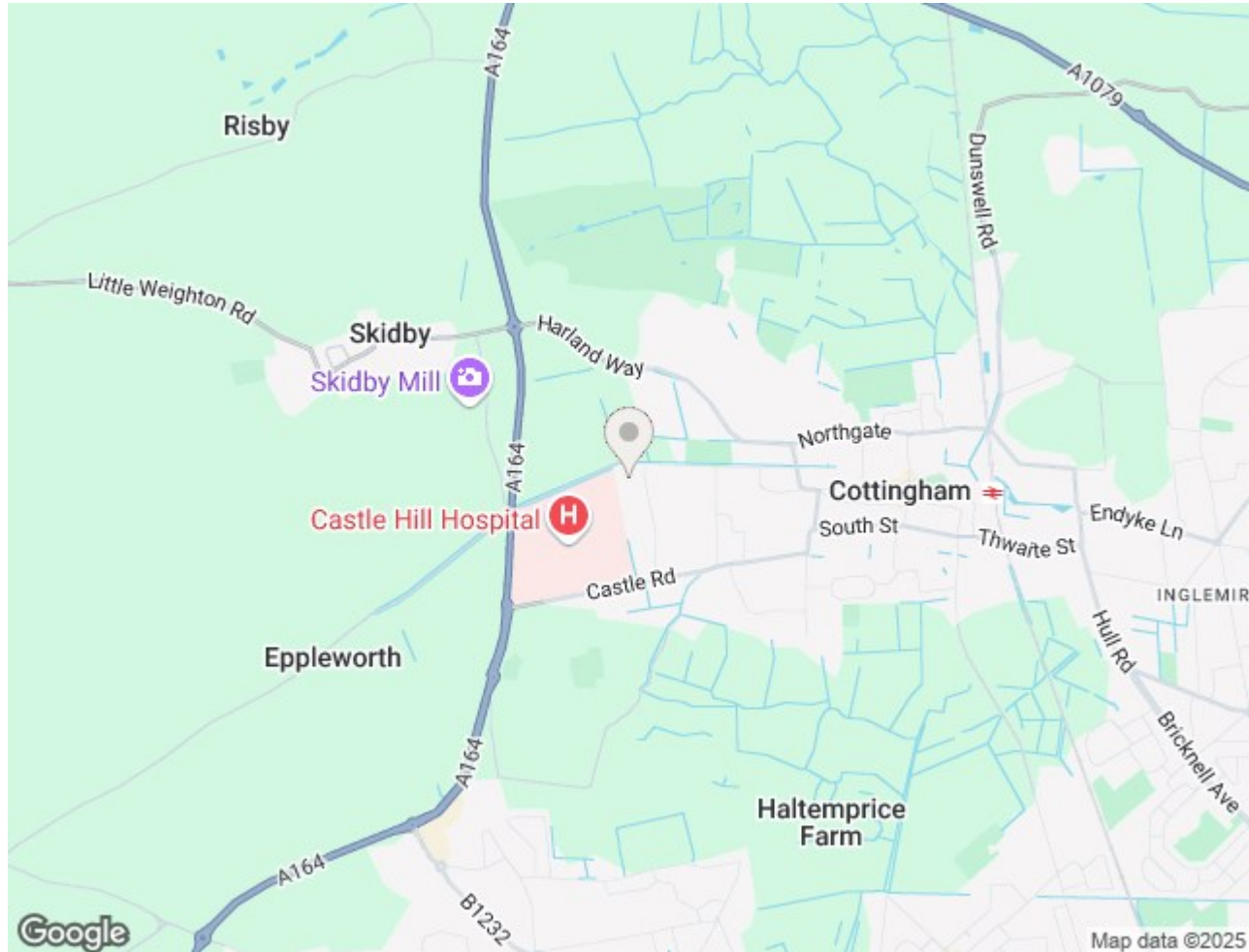
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 260.5 sq. metres (2804.3 sq. feet)

