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Limb
MOVING HOME



36 St. Margarets Avenue, Cottingham, East Yorkshire, HU16 5NF

- 📍 Great Potential!
- 📍 Terraced Home
- 📍 Three Bedrooms
- 📍 Council Tax Band = B
- 📍 Lounge/Diner
- 📍 Westerly Rear Garden
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

£169,950

INTRODUCTION

A superb opportunity has arisen to acquire this well-proportioned three-bedroomed terraced home in a highly desirable area. Offering the practical benefits of gas-fired central heating, uPVC double glazing, and external insulation for enhanced energy efficiency, the property now awaits a comprehensive refurbishment to realize its considerable potential. The existing accommodation comprises an entrance hall, through lounge/diner, kitchen, three bedrooms, and a bathroom. Gardens extend to both the front and rear. Available with the ease of no onward chain, early viewing is essential to avoid disappointment.

LOCATION

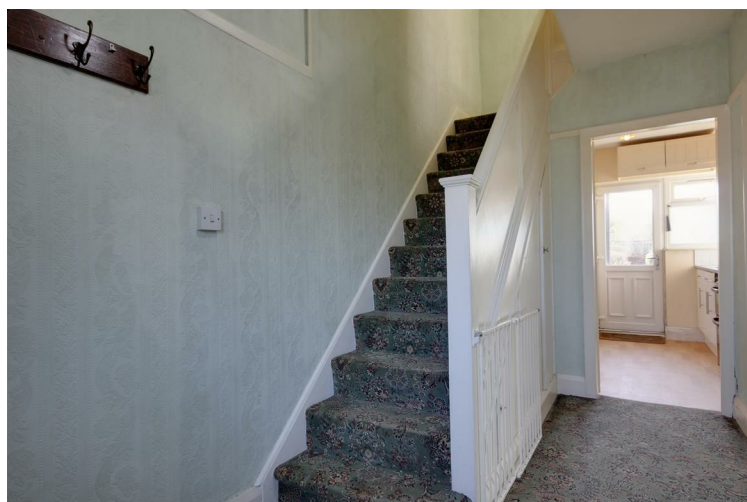
St Margarets Avenue runs between Eppleworth Road and Southwood Road/Castle Road in Cottingham. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a westerly direction 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.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.



LOUNGE / DINER



LOUNGE AREA

14'4" x 12'2" approx (4.37m x 3.71m approx)
Measurements into bay window to the front elevation.



DINING AREA

10'2" x 9'10" approx (3.10m x 3.00m approx)
Window to rear.



KITCHEN

9'2" x 8'7" approx (2.79m x 2.62m approx)
With fitted units, sink and drainer. laminate worktops, tiled splashbacks, cooker point, window and external access door to rear.



FIRST FLOOR

LANDING

BEDROOM 1

14'8" x 12'1" approx (4.47m x 3.68m approx)
Measurements into bay window to the front elevation and built in wardrobes.



BEDROOM 2

12'1" x 10'0" approx (3.68m x 3.05m approx)
With built in wardrobe. Window to rear.



BEDROOM 3

6'7" x 6'4" approx (2.01m x 1.93m approx)
Window to front.



BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Part tiling to walls, window to rear.



OUTSIDE

A garden extends to the front. The rear garden enjoys a westerly aspect and is lawned with a patio area and shed to the rear. Pedestrian access to the tenfoot to the rear.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

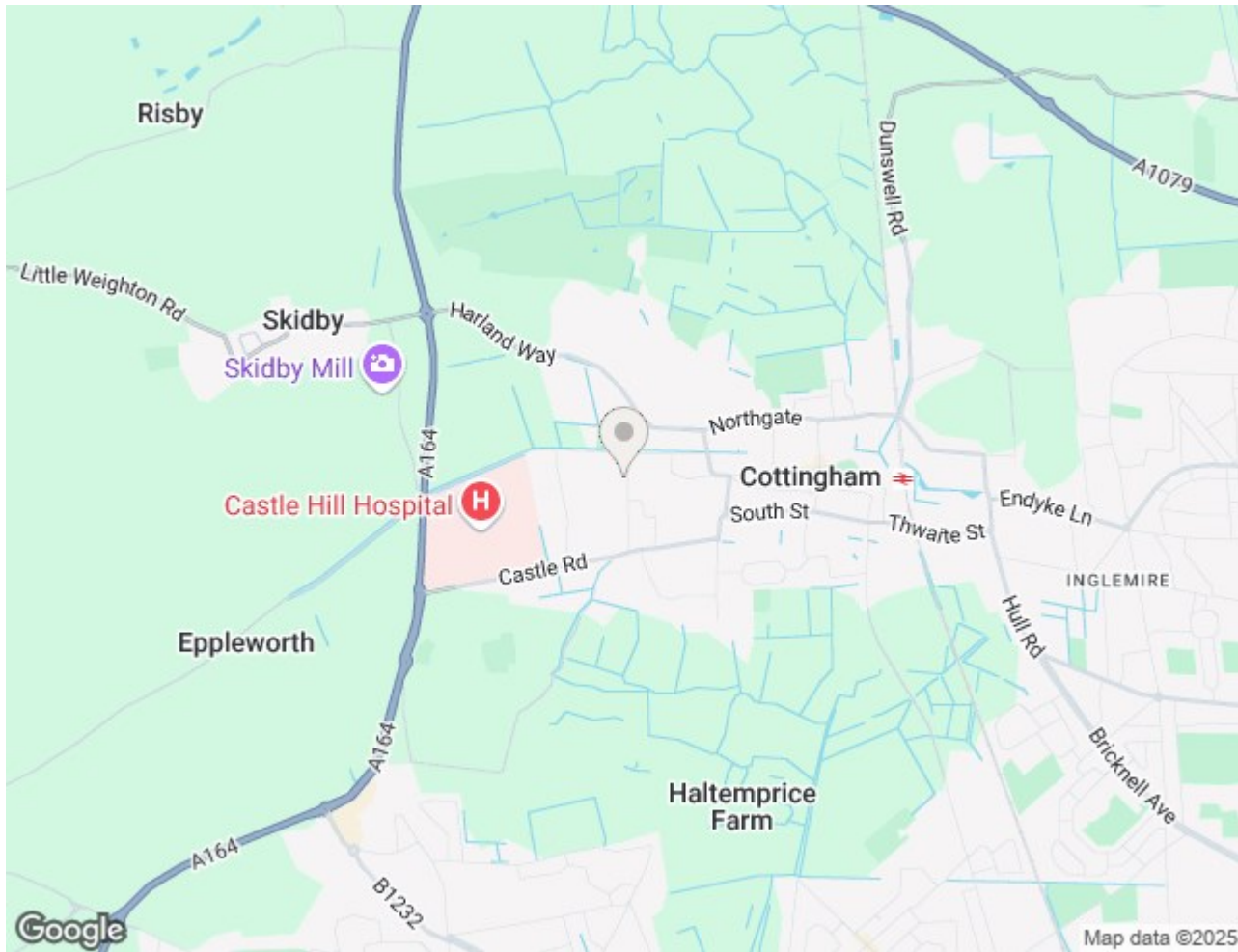
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 41.3 sq. metres (444.1 sq. feet)



First Floor


Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 80.7 sq. metres (869.0 sq. feet)

36 St Margarets Avenue, Cottingham

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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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	