

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*3 Cleminson Gardens, Cottingham, East Yorkshire, HU16 4RW*

- 📍 Stunning Detached House
- 📍 Immaculately Presented
- 📍 Five Beds/Three Baths
- 📍 Council Tax Band = E
- 📍 Superb Dining Kitchen
- 📍 Lovely Rear Garden
- 📍 Driveway & Double Garage
- 📍 Leasehold/ EPC = C

**£450,000**



## INTRODUCTION

Cleminson Gardens is an exclusive development of homes set within the grounds of Cleminson Hall and within walking distance of the village centre. This beautifully appointed and stylishly presented detached home offers an excellent array of accommodation including a stunning dining kitchen to the rear with bi-folding doors leading out to the rear garden. The accommodation can be seen on the attached floorplan and briefly comprises an entrance hallway, spacious lounge, dining kitchen with appliances, utility room and cloaks/W.C. Upon the first floor are five bedrooms, two en-suite shower rooms and a family bathroom.

A lawned garden extends to the front of the property and a driveway leads up to the double garage. The lovely rear garden is lawned with patio areas, attractive decked area and fencing to the boundary.

## LOCATION

Cleminson Gardens is a walled exclusive development located off Thwaite Street, 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.

Cottingham Railway Station - 0.5 miles approx

Hull City Centre - 4 miles approx

Beverley - 6 miles approx



## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading to the first floor.



## LOUNGE

16'4" x 11'9" approx (4.98m x 3.58m approx)

With bay window to the front elevation and French doors leading to the dining kitchen.



## DINING KITCHEN

28'11" x 9'11" approx (8.81m x 3.02m approx)

A stunning space with bi-folding doors leading out to the rear garden. The kitchen has a range of contemporary base and wall units with contrasting worksurfaces, one and a half bowl sink and drainer with shower style mixer tap, a host of integrated appliances include a double oven, five ring gas hob with extractor above, fridge/freezer and dishwasher. Inset spot lights, tiled floor and window to rear.



## DINING AREA



## UTILITY

With fitted units, sink and drainer, plumbing for a washing machine and space for tumble dryer. External access door to rear, window to side.

## CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Window to side.

## FIRST FLOOR

## LANDING

With cylinder cupboard, storage cupboard and loft access hatch.



## BEDROOM 1

13'1" x 11'0" approx (3.99m x 3.35m approx)  
With fitted wardrobes and window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, inset spot lights and window to front.



## BEDROOM 2

10'6" x 9'7" approx (3.20m x 2.92m approx)  
Window to rear.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, inset spot lights and window to side.



## BEDROOM 3

16'1" x 7'9" approx (4.90m x 2.36m approx)  
Window to front and Velux window to rear.



## BEDROOM 4

10'4" x 9'5" approx (3.15m x 2.87m approx)  
Window to front. Storage cupboard.





## BEDROOM 5

8'3" x 6'6" approx (2.51m x 1.98m approx)

Window to rear.

## BATHROOM

With suite comprising an oval bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights, mirrored cabinet and window to rear.



## OUTSIDE

To the front of the property is a lawned garden with driveway leading up to the double garage with two up and over doors and an access door to the side. The lovely rear garden is mainly lawned with patio and decked areas ideally positioned to capture the sun throughout the day. There is fencing to the boundary plus a garden shed.



## DECKING

## REAR VIEW

## TENURE

Leasehold

Length of Lease: 999 years from 2012.

Ground rent : £150 per annum paid in 2 instalments of £75 each which doubles every 25 years (will double in 13 years).

Service charge is approximately £280 per annum, payable in 2 instalments every 6 months.

## 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

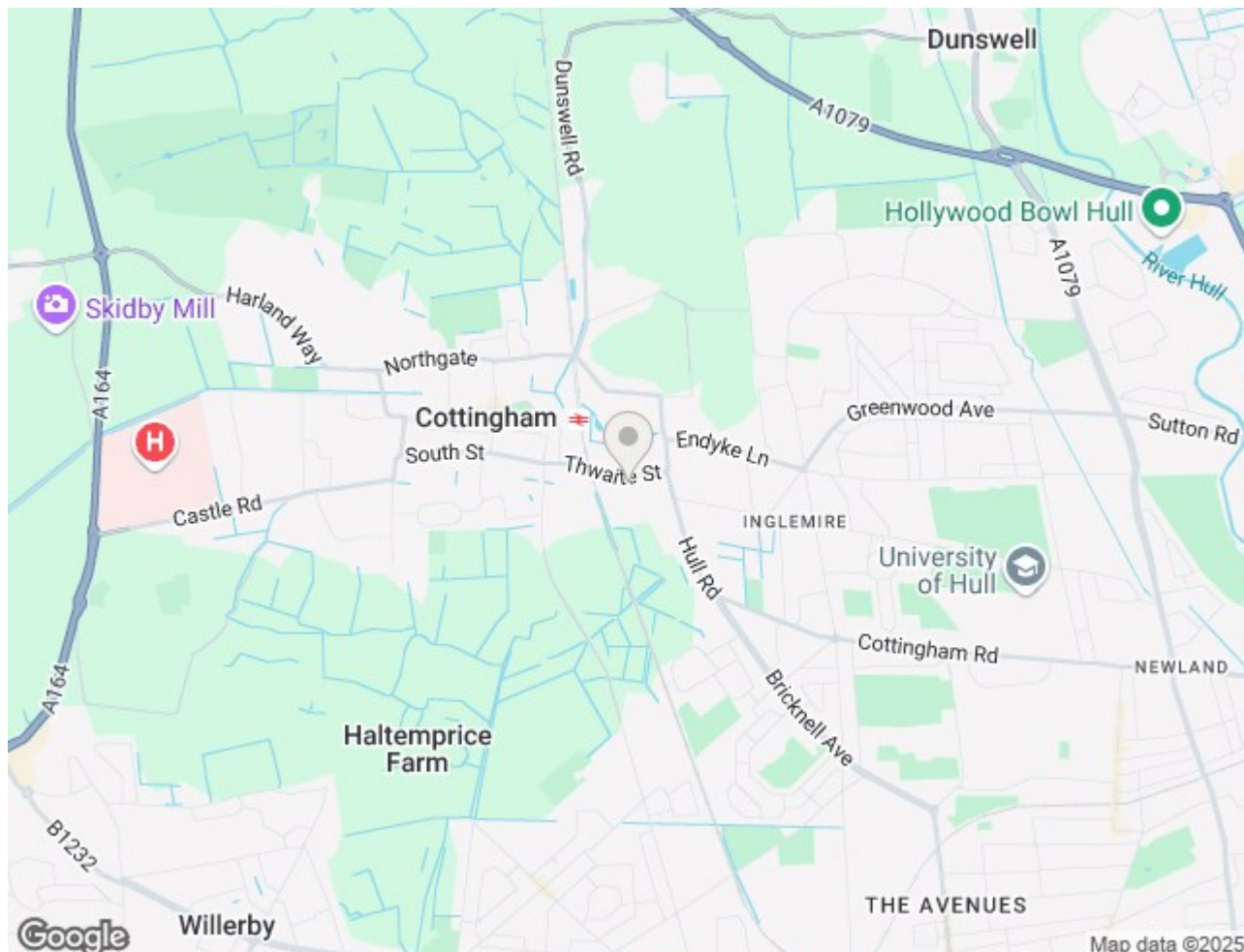
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



## GROUND FLOOR

APPROX. 58.1 SQ. METRES (625.1 SQ. FEET)



## FIRST FLOOR


APPROX. 73.3 SQ. METRES (788.6 SQ. FEET)



TOTAL AREA: APPROX. 131.3 SQ. METRES (1413.8 SQ. FEET)  
3 CLEMINSON GARDENS, COTTINGHAM



## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

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