

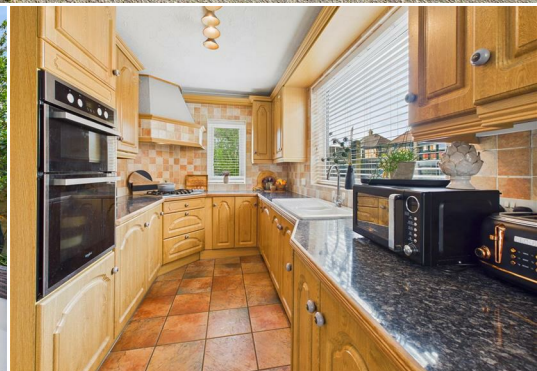
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*1 Queens Close, Cottingham, East Yorkshire, HU16 4ER*

- 📍 Semi Detached
- 📍 3 bed
- 📍 Large Living Area
- 📍 Council Tax Band = C
- 📍 Attractive Garden
- 📍 Parking + Garage
- 📍 Convenient Location
- 📍 Freehold/EPC = D

*Offers Over £264,000*



## INTRODUCTION

Enjoying such a convenient location for all that Cottingham has to offer including an array of shops and good schooling is this very spacious semi detached house. The property stands within an established small cul-de-sac and is ideal for a growing family. The accommodation provides plenty of space including three good sized bedrooms and a lovely garden extends to the rear with many areas of interest and place to enjoy the sun throughout the day. Good parking is provided to the front of the property in addition to the detached garage. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, large 'L' shaped living/dining area which overlooks the garden and has patio doors leading out, breakfast kitchen, three good bedrooms and bathroom including a spa bath. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. In all, a superb property in one of the most convenient locations in Cottingham. - Viewing is strongly recommended.

## LOCATION

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 composite entrance door opens to:

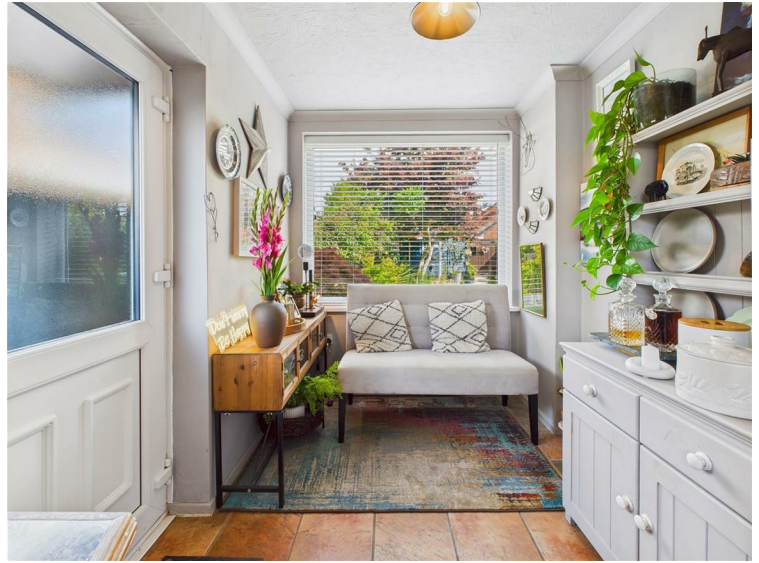
## ENTRANCE HALL

With turning staircase leading to the first floor off. A useful cloaks cupboard fitted beneath.

## BREAKFAST KITCHEN

A triple aspect room with windows to front, side and rear in addition to side entrance door. The kitchen has an extensive range of fitted units to floor and wall with work surfaces. There is an inset ceramic one and a half sink with mixer tap, integrated double oven, four ring gas hob with concealed canopied extractor hood above, fridge, concealed plumbing for a dishwasher.





## LIVING/DINING ROOM

A good sized open plan room with bay window to front, patio doors and window to the rear. A chimney breast houses a gas stove. There is a wall mounted TV point. The room provides plenty of space for settees and dining suite etc. and has a lovely aspect across the rear garden.







## FIRST FLOOR

### LANDING

Access to roof void.

### BEDROOM 1

A lovely sized room with deep bay window to front elevation and further adjacent window looking to the south. Fitted wardrobing with sliding mirrored fronted doors. Deep over stairs cupboard/wardrobe.



## BEDROOM 2

A double bedroom with a range of fitted wardrobes and cupboards. Window to rear elevation.



## BEDROOM 3

A good sized third bedroom with windows to both front and side elevations. Corner cupboard housing the hot water cylinder.



## BATHROOM

With white suite comprising low level W.C., wash hand basin in cabinet, spa bath with shower over, tiling to the walls.





## OUTSIDE

The front of the property is largely set to gravel ideal for parking for 2/3 vehicles. The attractive rear garden has plenty of areas to enjoy the sun with three patio positions. There is a central lawn and an array of ornamental and shrub borders which provide areas of interest and much seclusion. In addition to parking at the front, there is also a garage. A garden shed lies to the rear of the garden.



## TENURE

Freehold

## COUNCIL TAX BAND

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

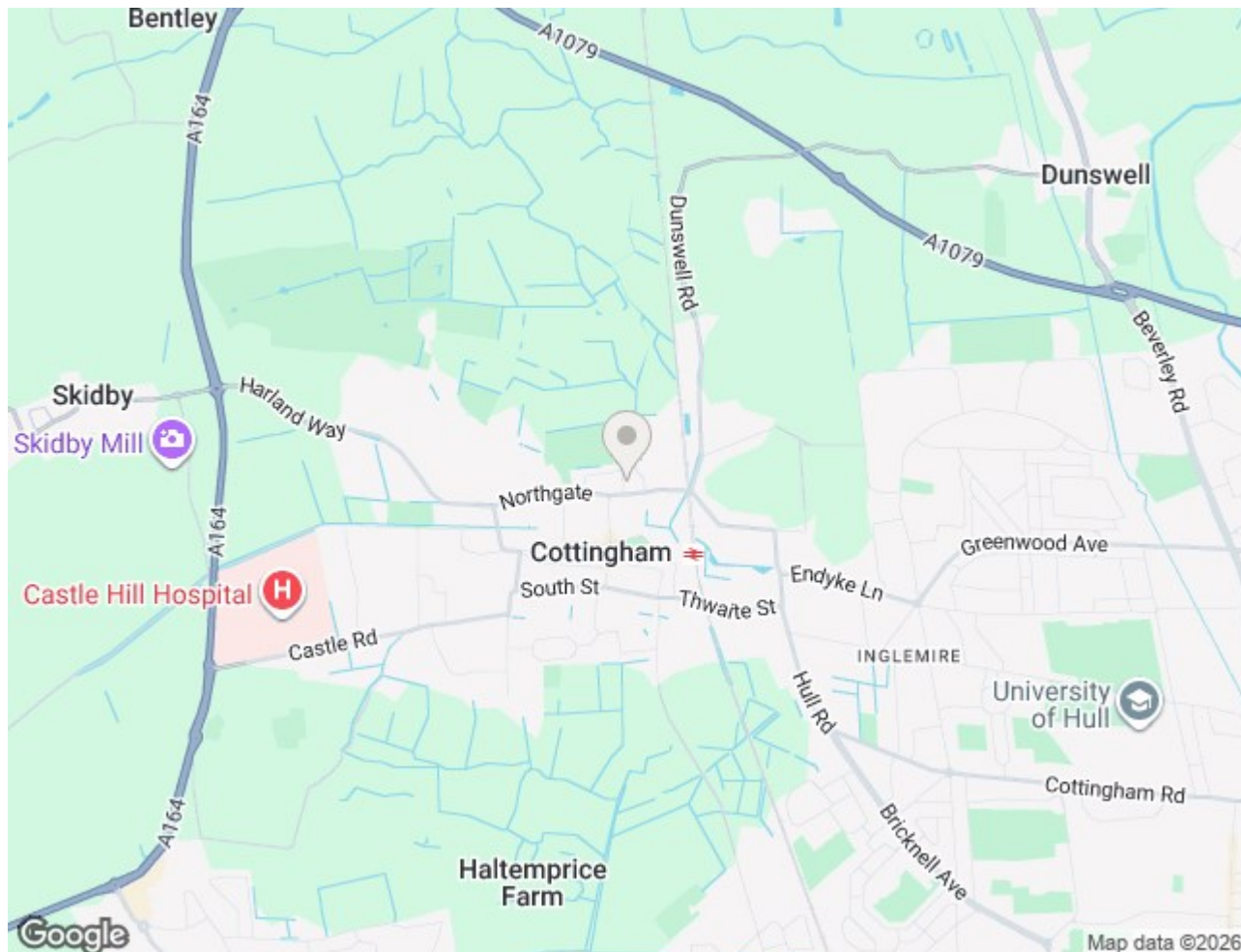
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

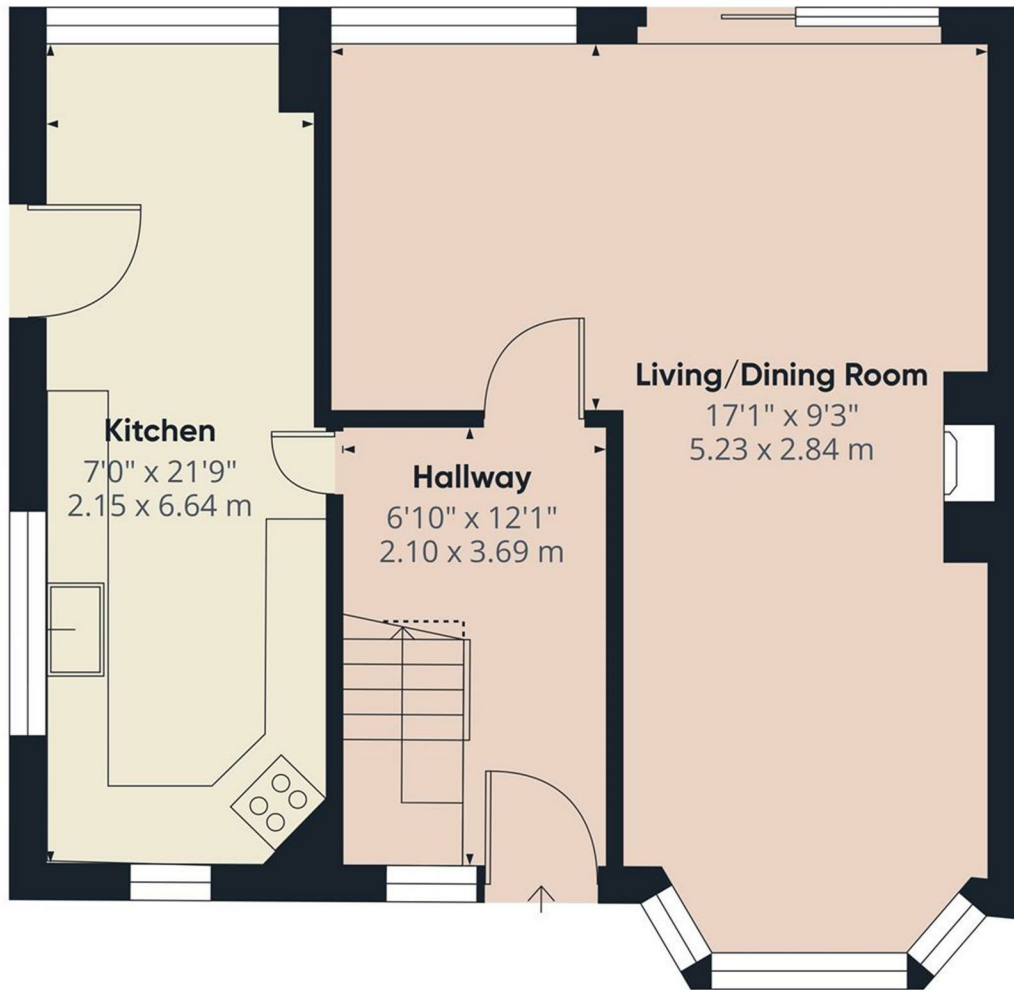
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.







Approximate total area<sup>m</sup>

553 ft<sup>2</sup>  
51.3 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

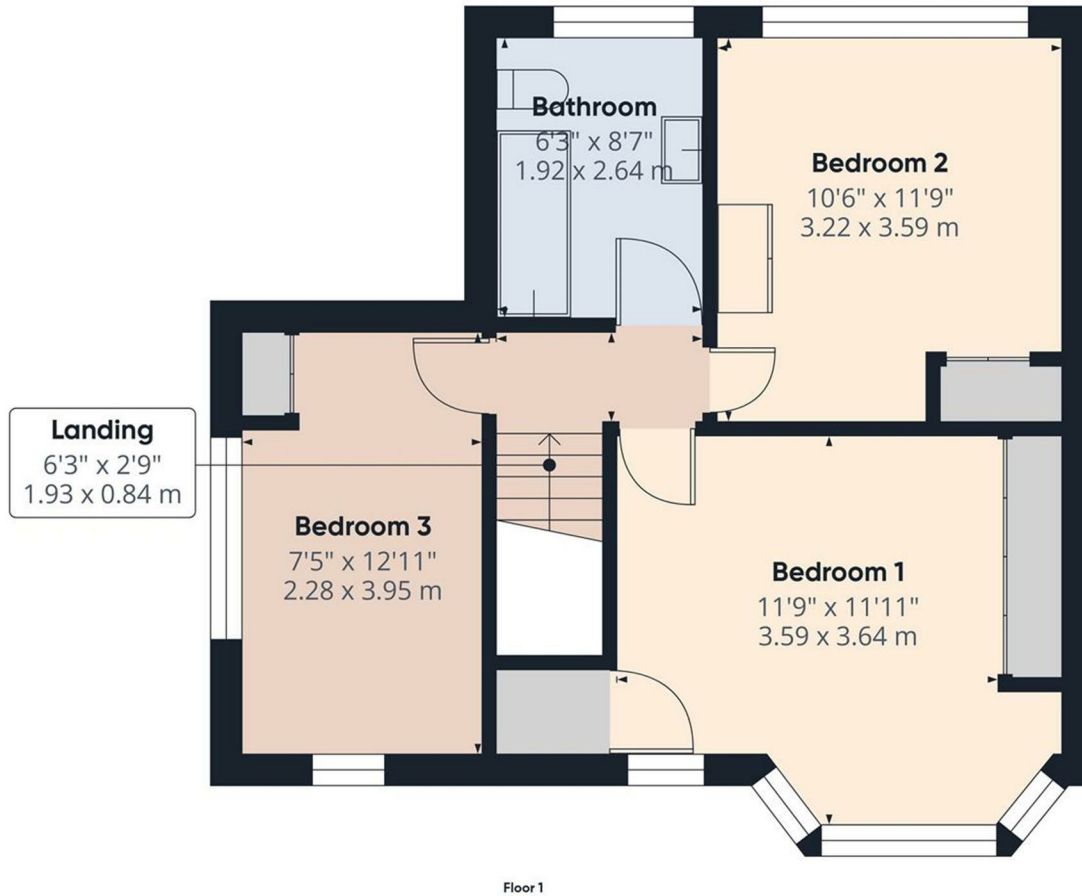
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area<sup>(1)</sup>  
453 ft<sup>2</sup>  
42.2 m<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	