

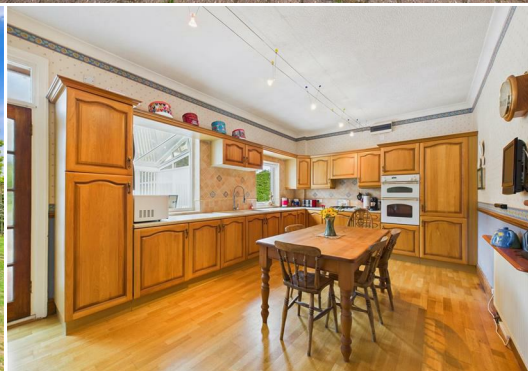
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**Limb**  
MOVING HOME



*40 Eppleworth Road, Cottingham, East Yorkshire, HU16 5YF*

- 📍 Substantial Detached
- 📍 Plot in Excess of 1/4 Acre
- 📍 Versatile Accommodation
- 📍 Council Tax Band = E
- 📍 4 Bedrooms
- 📍 Superb Rear Garden
- 📍 Extensive Drive & Garage
- 📍 Freehold / EPC = D

*Offers Over £450,000*



## INTRODUCTION

This versatile home occupies a truly generous plot spanning over a quarter of an acre, offering an extensive array of accommodation approaching 1,900 sq ft. Arranged over two floors, the residence presents an exciting opportunity for cosmetic updating, allowing a new owner to infuse their personal style. The ground floor benefits from a central entrance hallway that provides access to the main living areas, including a comfortable lounge featuring a log burner and an attractive bay window, a separate dining room, a practical breakfast kitchen, and a bright conservatory that offers lovely views over the rear garden. This level also includes three convenient ground floor bedrooms, one of which boasts private en-suite facilities, alongside a large main bathroom. A dedicated study completes the ground floor accommodation. The first floor provides a further bedroom with an en-suite W.C., offering additional private space. Externally, an extensive driveway to the front and side ensures ample parking for multiple vehicles. The rear garden is a true highlight, featuring an expansive lawn complemented by inviting patio areas, a charming pergola, a summerhouse, a greenhouse, and a productive vegetable patch – a perfect haven for outdoor enthusiasts.



## LOCATION

The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreation facilities. It is home to numerous properties of distinction and many attractive street scenes. The village is ideally placed for access to 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 access to London Kings Cross. Schooling for all ages is available, being both state and private.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE PORCH

With door to:

### ENTRANCE HALL

Leading to all main living areas.

## LOUNGE

With log burning stove and attractive bay window to the front elevation.



## DINING ROOM

Bay window to the front elevation.



## INNER HALLWAY

With staircase leading up to the first floor.

## STUDY

With fitted furniture including desk and drawers.





## BEDROOM 1

With fitted wardrobes and window to the front elevation.



## EN-SUITE

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



## BEDROOM 2

With patio doors leading out to the rear garden.





## BEDROOM 3

With fitted wardrobes, vanity sink and window to side.



## BATHROOM

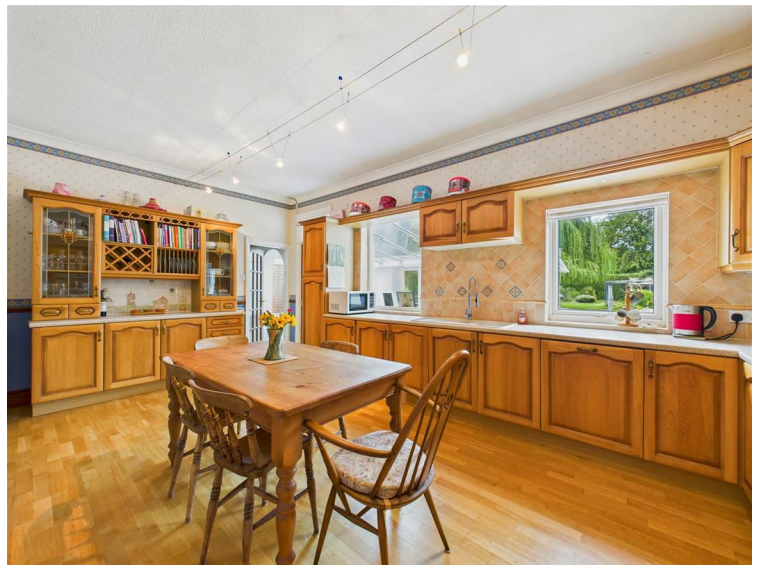
Spacious bathroom with suite comprising a corner bath, shower enclosure, fitted cabinets with twin sinks, low flush W.C. and bidet. Heated towel rail, tiling to walls, inset spot lights and windows to the side elevation.





## DINING KITCHEN

Having a range of base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with shower style mixer tap, integrated appliances including a double oven, four ring gas hob with filter hood above, fridge/freezer, dishwasher and washing machine. Window to rear.



## REAR LOBBY

With wall mounted gas central heating boiler and external access door to rear.

## CONSERVATORY

With tiled floor and French doors opening out to the rear garden.



## FIRST FLOOR

### LANDING

With door to partially boarded loft.

### BEDROOM 4

With built in wardrobes providing excellent storage. Window to side.





## EN-SUITE W.C.

With suite comprising a fitted cabinet with twin sinks and low flush W.C. Window to side.



## OUTSIDE

An extensive driveway to the front and side ensures ample parking for multiple vehicles. The rear garden is a true highlight, featuring an expansive lawn complemented by inviting patio areas, a charming pergola, a summerhouse, a greenhouse, and a productive vegetable patch – a perfect haven for outdoor enthusiasts.





REAR VIEW



## DRIVEWAY



## TENURE

Freehold

## 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

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.

## 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.

## AGENTS NOTE

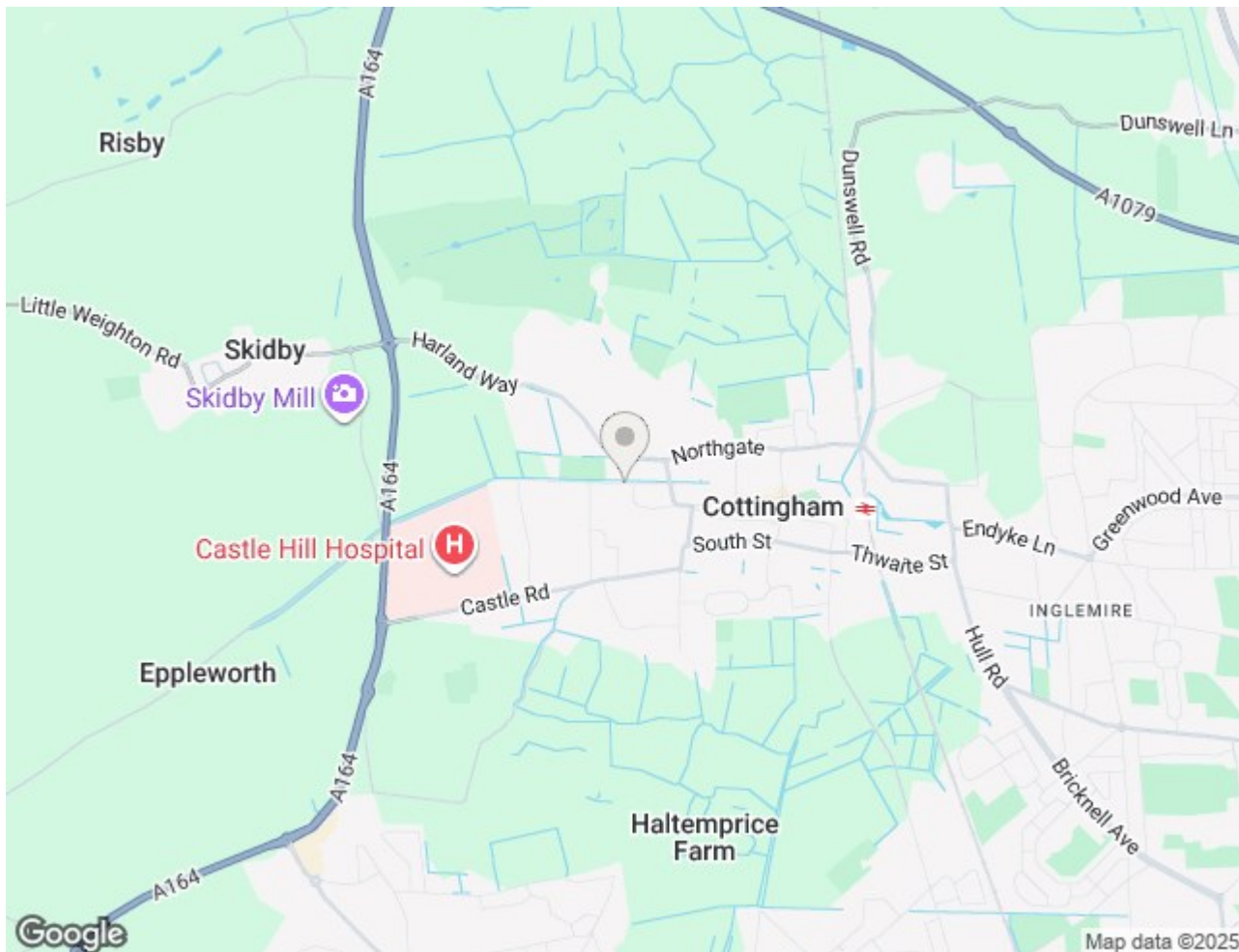
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

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Floor 0



Approximate total area<sup>m</sup>  
1774 ft<sup>2</sup>  
164.8 m<sup>2</sup>  
Reduced headroom  
7 ft<sup>2</sup>  
0.6 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



Floor 1



Approximate total area<sup>TM</sup>  
339 ft<sup>2</sup>  
31.5 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

## 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>                            |                            | <b>75</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<br>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<br>2002/91/EC |  |