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Limb
MOVING HOME



5 Swift Close, Cottingham, HU16 4DQ

- 📍 Superb Detached House
- 📍 Beautifully Appointed
- 📍 Stylish Dining Kitchen
- 📍 Council Tax Band = D
- 📍 Three Fitted Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Converted Garage
- 📍 Freehold / EPC = C

£259,950

INTRODUCTION

This stunning detached three-bedroom home offers stylish, immaculately presented accommodation, appealing directly to those seeking modern fittings and a hassle-free lifestyle.

The ground floor comprises a spacious lounge and a contemporary dining kitchen featuring high-quality Shaker units and integrated appliances, complemented by a practical cloaks/W.C. Upstairs, three beautifully finished bedrooms provide excellent storage, thanks to fitted furniture throughout, serviced by an en-suite shower room and the family bathroom. The property's versatility is enhanced by the single detached garage, which has been converted for potential use as a home office or gym. Outside, the low-maintenance rear garden benefits from a westerly aspect and includes an artificial lawn and patio, ensuring maximum enjoyment and privacy.

LOCATION

The property forms part of an extremely popular modern residential development which is situated close to open countryside. It provides convenient access to the facilities which Cottingham has to offer including an excellent number of shops, facilities and amenities along with well reputed schooling. Cottingham has its own railway station and is conveniently placed for travel to Hull city centre and the nearby market town of Beverley.



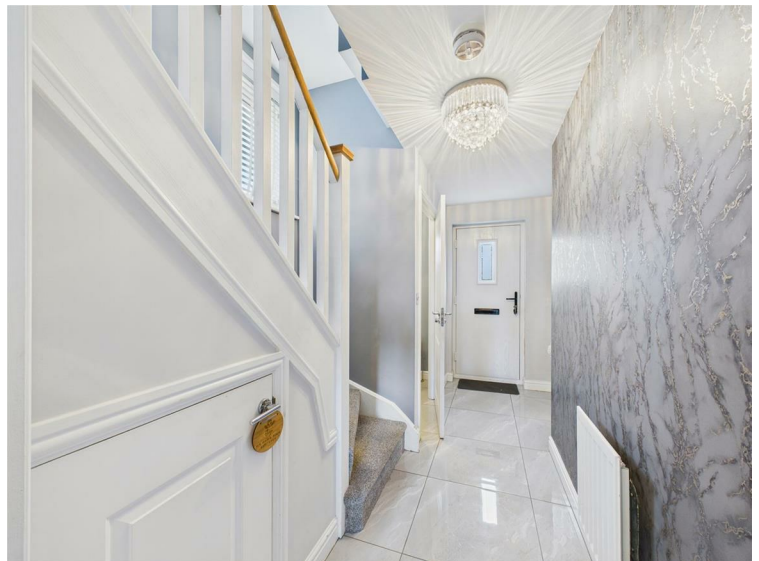
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.



CLOAKS/W.C.

with low flush W.C. and wash hand basin. Window to front.



LOUNGE

With bay window to the front elevation.



DINING KITCHEN

Situated to the rear of the property, the kitchen has an excellent range of stylish shaker style units with complementing worktops incorporating a one and a half bowl sink and drainer, NEFF oven, microwave and induction hob with filter hood above. There is an integrated dishwasher and fridge/freezer. A cupboard to the corner has plumbing for a washing machine. Tiled floor, inset spot lights and French doors lead out to the rear garden.



KITCHEN



DINING AREA



FIRST FLOOR

LANDING

With cupboard housing the gas central heating boiler.

BEDROOM 1

With built in wardrobes with mirrored sliding doors. Window to the front elevation.



EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, inset spot lights and window to side.



BEDROOM 2

With fitted wardrobes and window to the rear elevation.



BEDROOM 3

Currently used as a dressing room with fitted wardrobes, drawers and dressing table. Window to rear.



BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiled floor, cylinder cupboard and window to the front elevation.



OUTSIDE

A gravelled garden area lies to the front and a side drive provides parking and leads up to the single detached garage, which has been converted for potential use as a home office or gym whilst still retaining the up and over garage door. The low-maintenance rear garden benefits from a westerly aspect and includes an artificial lawn and patio with a walled and fenced boundary.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

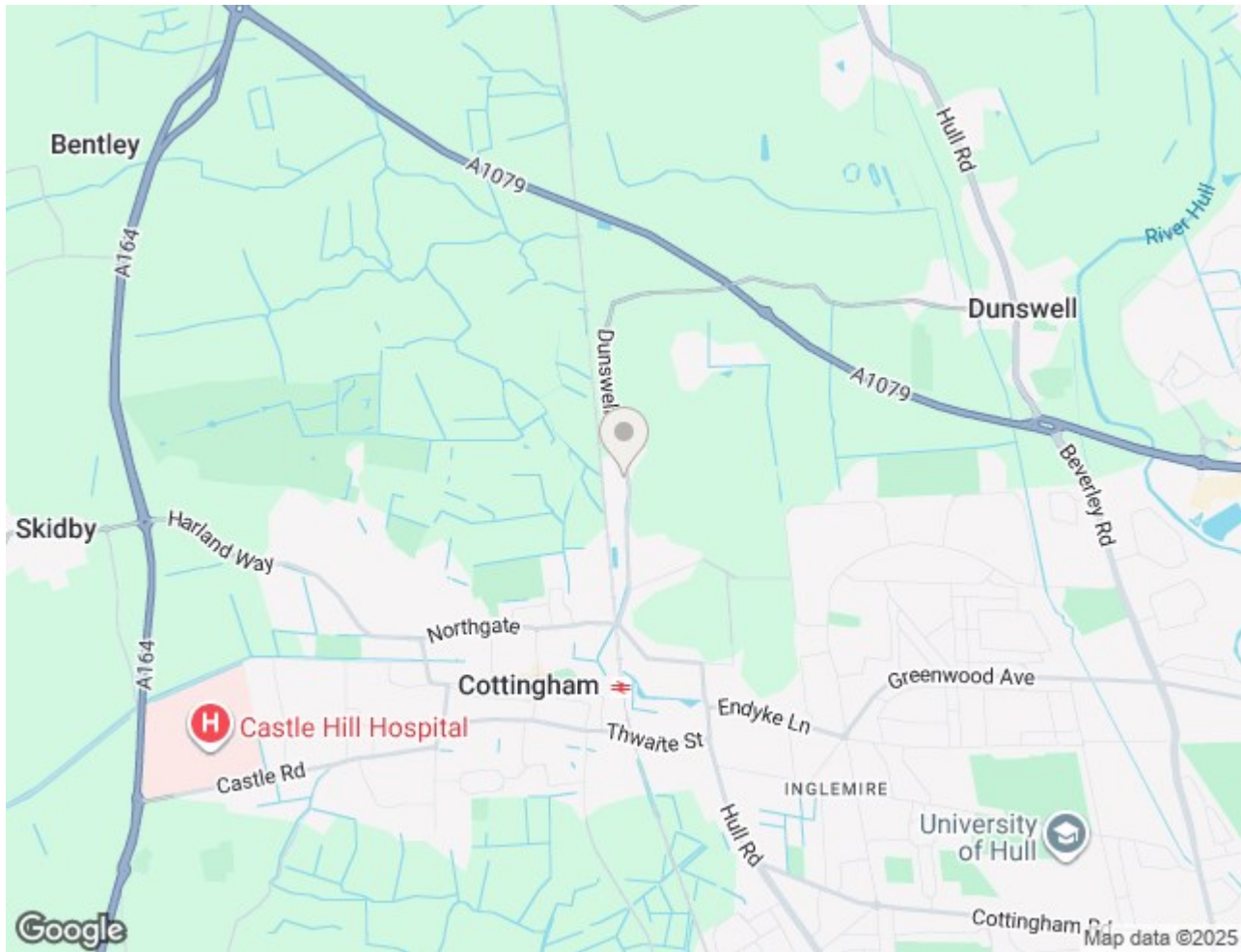
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

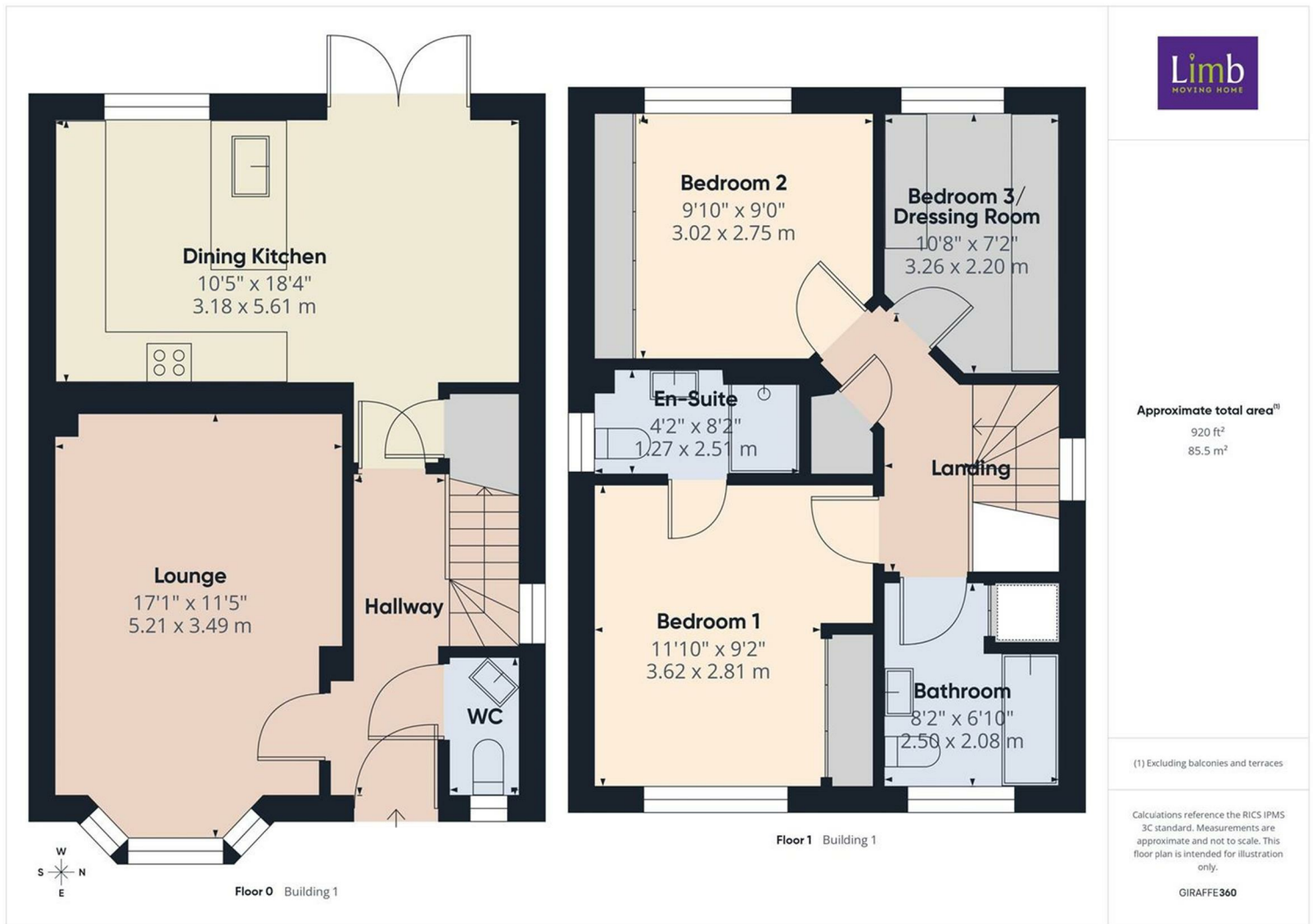
PHOTOGRAPH DISCLAIMER

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.

PROPERTY TO SELL?

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	78	
(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	

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	