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Matthew
Limb
MOVING HOME



109 Harland Way, Cottingham, East Yorkshire, HU16 5PT

- 📍 Detached House
- 📍 Generous Accommodation
- 📍 Approx. 0.4 Acre Plot
- 📍 Five Double Bedrooms
- 📍 Five Reception Rooms
- 📍 Superb Conservatory
- 📍 Desirable Location
- 📍 EPC = D

£585,000

INTRODUCTION

An impressive family home situated along a desirable street scene within Cottingham. Occupying a fantastic mature plot of approx. 0.4 acres, this 1930's detached house offers generously proportioned and extended accommodation with a large west facing rear garden. The property has the benefit of gas central heating to radiators, uPVC double glazing and the spacious accommodation comprises a spacious entrance hall with wood panelling, large study, through lounge with feature fireplace, dining room, ground floor shower room, kitchen opening through to the sitting room and a superb conservatory overlooking the rear garden. To the first floor are five double bedrooms, four having fitted wardrobes and a spacious family bathroom with four piece suite. A fixed staircase leads up to the very useful loft space.

The house is set back from the road with mature borders providing seclusion. The approach driveway provides excellent parking and leads directly to an integral garage. The grounds are largely lawned interspersed with shrubs, and hedges providing many areas of interest.

LOCATION

The highly regarded street scene of Harland Way runs from the A164 down into the village centre. 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 toward the iconic Humber bridge. Cottingham also has its own mainline railway station with direct access to London King's Cross. Schooling for all ages is available being both state and private.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With entrance door to:

ENTRANCE HALL

Spacious hallway with wood panelling, understairs cupboard and stairs to the first floor off. An internal door provides access to the garage.



SHOWER ROOM/CLOAKS

With suite comprising a shower enclosure, pedestal wash hand basin, low flush W.C., window to side elevation.



STUDY

14'2" x 12'1" approx (4.32m x 3.68m approx)
Window to front elevation.



LOUNGE

31'0" x 11'11" approx (9.45m x 3.63m approx)
With feature fire surround, cast and tiled hearth housing an open fire.
Windows to front and side elevation and double doors to rear patio.



LOUNGE - ALTERNATIVE VIEW



LOUNGE - ALTERNATIVE VIEW



DINING ROOM

12'5" x 11'11" approx (3.78m x 3.63m approx)
Window to rear elevation.



KITCHEN

22'4" x 13'1" approx (6.81m x 3.99m approx)

Having an extensive range of fitted base and wall units with contrasting worksurfaces, one and a half ceramic sink and drainer with mixer tap, space for a range cooker, plumbing for automatic washing machine and dishwasher, window to side elevation, doors through to conservatory and opening through to the sitting room.



KITCHEN - ALTERNATIVE VIEW



SITTING ROOM

12'7" x 10'4" approx (3.84m x 3.15m approx)

Window and external door to rear.



CONSERVATORY

18'0" x 12'6" approx (5.49m x 3.81m approx)

With laminate flooring and doors opening to the rear garden.



FIRST FLOOR

LANDING

With fixed staircase to loft area. Window to side elevation.



BEDROOM 1

16'7" x 12'0" approx (5.05m x 3.66m approx)

With fitted wardrobes and window to front elevation.



BEDROOM 2

13'0" x 12'0" approx (3.96m x 3.66m approx)

With fitted furniture including wardrobes, drawers and desk. Window to rear elevation.



BEDROOM 3

13'10" x 12'2" approx (4.22m x 3.71m approx)

With fitted furniture including wardrobes, drawers, desk and overhead storage. Window to front elevation.



BEDROOM 4

12'5" x 11'11" approx (3.78m x 3.63m approx)

With fitted wardrobes and desk. Window to rear elevation.



BEDROOM 5

9'4" x 9'2" approx (2.84m x 2.79m approx)
Window to front elevation.



BATHROOM

12'5" x 9'6" approx (3.78m x 2.90m approx)
With four piece suite comprising a bath, shower enclosure, pedestal wash hand basin, low flush W.C., tiled surround, cylinder/airing cupboard. Windows to side elevation.



LOFT

A fixed staircase leads to the carpeted loft space with Velux window to rear. Access to eaves storage.



OUTSIDE

The house is set back from the road with mature borders providing seclusion. The approach driveway leads directly to an integral garage. The grounds are largely lawned and dispersed with shrubs, hedges providing many areas of interest. There is a large patio area directly adjoining the rear of the property, a small pond, shed and greenhouse.



REAR VIEW OF PROPERTY



PATIO



PATIO & GREENHOUSE



FRONT 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 G. 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.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 179.5 sq. metres (1931.7 sq. feet)



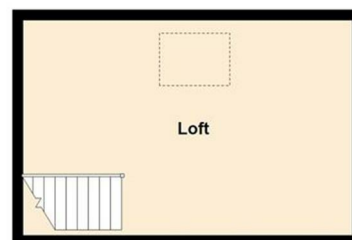
First Floor

Approx. 101.0 sq. metres (1087.3 sq. feet)




Second Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



Total area: approx. 306.4 sq. metres (3297.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(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	