Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









19 Arras Drive, Cottingham, East Yorkshire, HU16 5LE

- Exceptional Detached House
- Significantly Extended Accomm.
- 0.28 Acre Grounds
- Council Tax Band = E
- 4 Double Bedrooms
- Outdoor Entertaining Area
- Single Plus Double Garaging
- Freehold / EPC = C

£545,000

INTRODUCTION



A fabulous and significantly extended family home, beautifully positioned within a generous plot of approximately 0.28 acres and offering extensive accommodation of around 2,200 sq ft. Situated in a popular residential location close to Castle Hill Hospital, the property opens into a welcoming entrance hallway with a cloaks/W.C. off. The ground floor boasts exceptional reception space with four distinct rooms, including a study, lounge, games room, and a garden room, alongside a modern kitchen complete with granite worktops and appliances.

On the first floor are four double bedrooms, all benefiting from fitted wardrobes. The principal bedroom features a large, dedicated dressing room and a fabulous en-suite bathroom, with the remaining bedrooms served by a separate shower room. Externally, a block-set driveway provides ample parking to the front and leads to an integral garage with an automated front door and an up-and-over rear door. This drive-through garage opens to a large gravelled area and a further detached double garage. The impressive grounds are a particular highlight, featuring an extensive, southerly-facing rear lawn with a patio, as well as a dedicated outdoor entertaining area complete with a bar, summerhouse, and additional storage. A separate, beautifully manicured lawned garden area with attractive shrubbery and trees sits just off the garden room.

LOCATION

Arras Drive is situated off The Wolds which runs off Green Lane in Cottingham and is therefore ideally positioned for Castle Hill Hospital and the centre of the village. Cottingham holds the proud distinction of being one of the largest villages in England, offering quality of life that combines a bustling market-town feel with a friendly, close-knit community. Renowned for its vibrant high street and leafy residential avenues, the village provides an attractive environment that remains one of the most popular residential choices in the East Riding.

Unlike many smaller villages, Cottingham boasts a thriving centre with two main shopping streets, Hallgate and King Street. These host a diverse mix of independent shops, cafes, and essential services alongside well-known supermarkets. The community atmosphere is further enhanced by a weekly market, numerous local pubs, and the Cottingham Pavilion, which serves as a hub for local sports and social events. The village is also home to the excellent Castle Hill Hospital complex.

Families are well-served by several well-regarded primary schools, including Hallgate Primary and Bacon Garth Primary. For secondary education, Cottingham High School and Sixth Form College provides comprehensive facilities and a strong academic reputation. Additionally, the village's proximity to the University of Hull and various independent colleges ensures high-quality educational pathways for all age groups.

Cottingham provides good regional connectivity, particularly for those who value public transport. The village benefits from its own railway station on the Hull-to-Scarborough line, offering frequent services to Hull city centre, Beverley, and York. For motorists, the A164 and A63 are easily accessible, providing straightforward links to the M62 corridor and the wider national motorway network. There is a regular bus service.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 4.5 miles
- Beverley: Approx. 5 miles
- York: Approx. 35 miles
- Leeds: Approx. 58 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

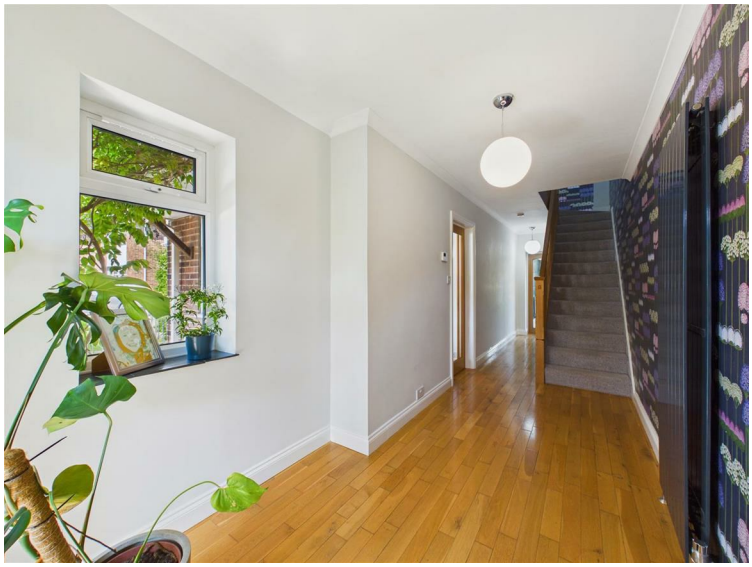
ACCOMMODATION

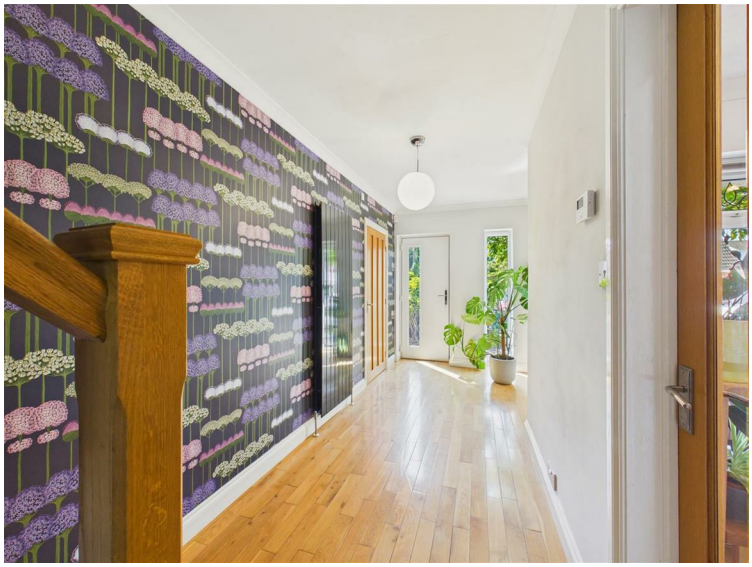
The layout and room sizes are detailed on the attached floorplan.

Composite residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with solid oak flooring and staircase leading up to the first floor.





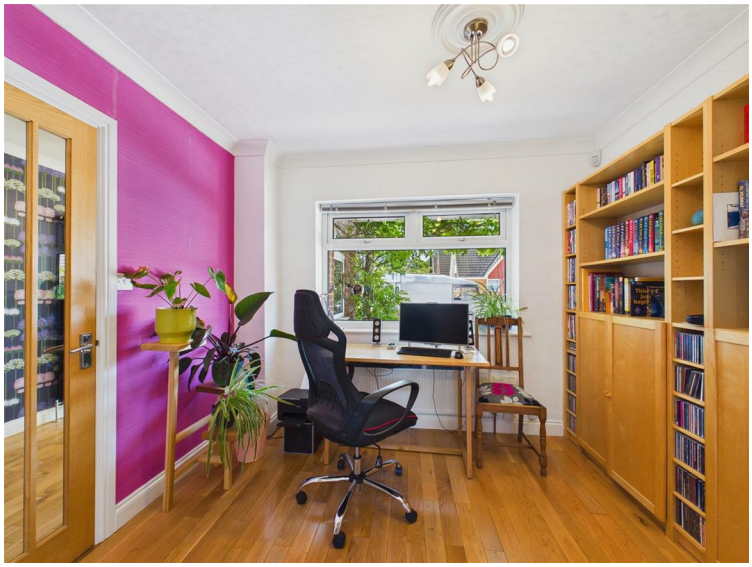
CLOAKS/W.C.

With low flush W.C. and wash hand basin.



STUDY

With fitted cupboards and shelving. Window to the front elevation. Double doors lead through to the dining area.



DINING AREA

With solid oak flooring, door to side lobby and open plan through to the kitchen.





KITCHEN

Fitted with high gloss base and wall units and granite worktops incorporating a sink and drainer with mixer tap, two ovens, induction hob with extractor above and an integrated dishwasher. There is housing for an American style fridge/freezer, tiled floor and windows to the side and rear elevations. A door leads out to the rear garden.





REAR LOBBY

With door leading to the front and an internal access door to the garage.

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LOUNGE

With feature fire surround housing an electric fire. Patio doors lead out to the rear garden. Double doors lead through to the kitchen and pocket doors open through to the games room.





GAMES ROOM

With window to the front elevation and French doors leading through to the garden room.





GARDEN ROOM

With views over the neatly tended side garden.



FIRST FLOOR

LANDING

With airing cupboard and loft access hatch.

BEDROOM 1

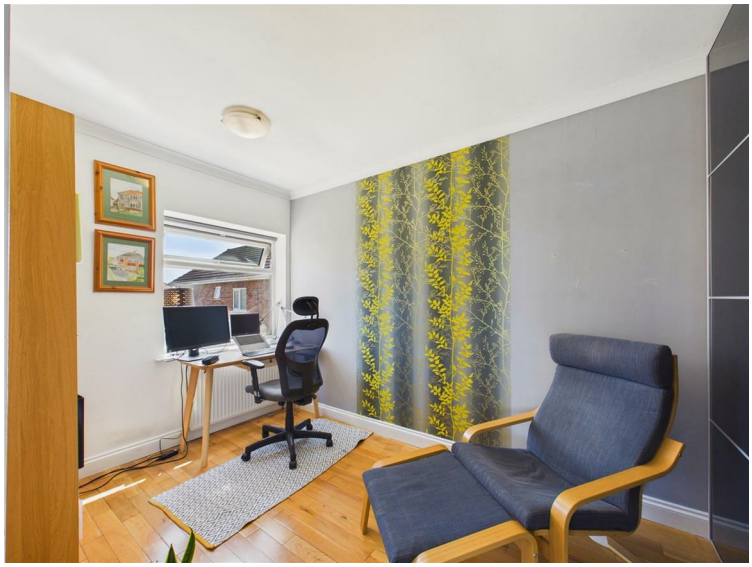
With fitted furniture including wardrobes, dressing table and drawers. Windows to the side and rear elevations.



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DRESSING ROOM

With fitted wardrobes and window to the side elevation.



EN-SUITE BATHROOM

With luxurious suite comprising a large free standin bath, shower enclosure, floating vanity unit with granite top incorporating a large wash hand basin, low flush W.C. and bidet.





BEDROOM 2

With built in wardrobes and window to the front elevation.





BEDROOM 3

With fitted wardrobes and window to the rear elevation.



BEDROOM 4

With fitted wardrobes and window to the side elevation.



SHOWER ROOM

With modern suite comprising a walk in shower, vanity unit with granite top incorporating wash hand basin and low flush W.C.



OUTSIDE

Externally, a block-set driveway provides ample parking to the front and leads to an integral garage with an automated front door and an up-and-over rear door. This drive-through garage opens to a large gravelled area and a further detached double garage. The impressive grounds are a particular highlight, featuring an extensive, southerly-facing rear lawn with a patio, alongside a dedicated outdoor entertaining space. This area is complete with an outdoor bar, a summerhouse, and additional storage, while a built-in pizza oven is situated nearby. A separate, beautifully manicured lawned garden area with attractive shrubbery and trees sits just off the garden room.













SIDE GARDEN







REAR VIEW



GARAGING



GLAZING

The property has the benefit of double glazing.

HEATING

The property has the benefit of gas central heating.

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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

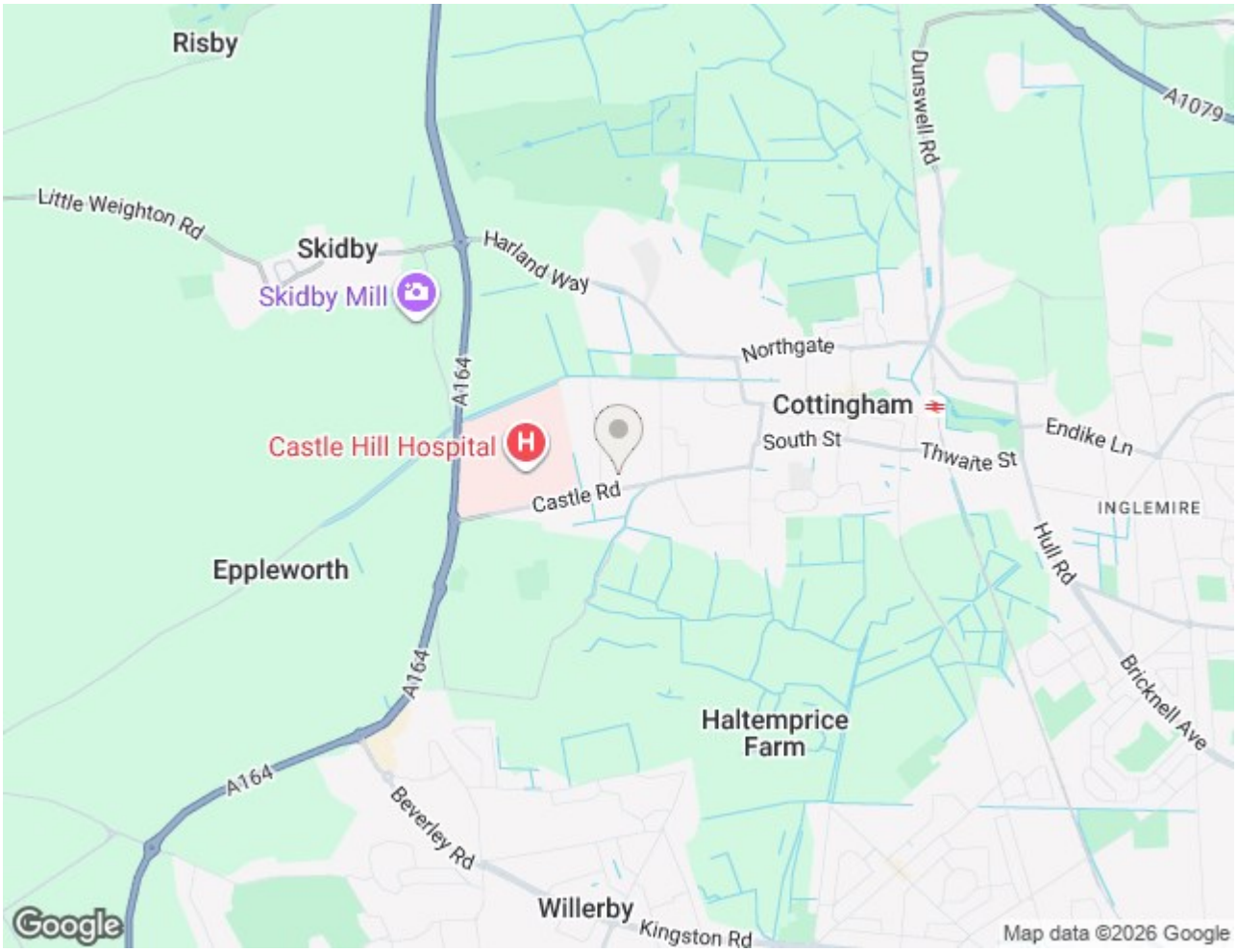
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Risby
Little Weighton Rd
Skidby
Skidby Mill
Harland Way
A164
Castle Hill Hospital
Castle Rd
Eppleworth
A164
A164
Beverley Rd
Willerby
Kingston Rd
Northgate
Cottingham
South St
Thwaite St
Endike Ln
INGLEMIRE
Hull Rd
Dunswell Rd
A1079
Bricknell Ave
Haltemprice Farm
Google
Map data ©2026 Google



Approximate total area(1)

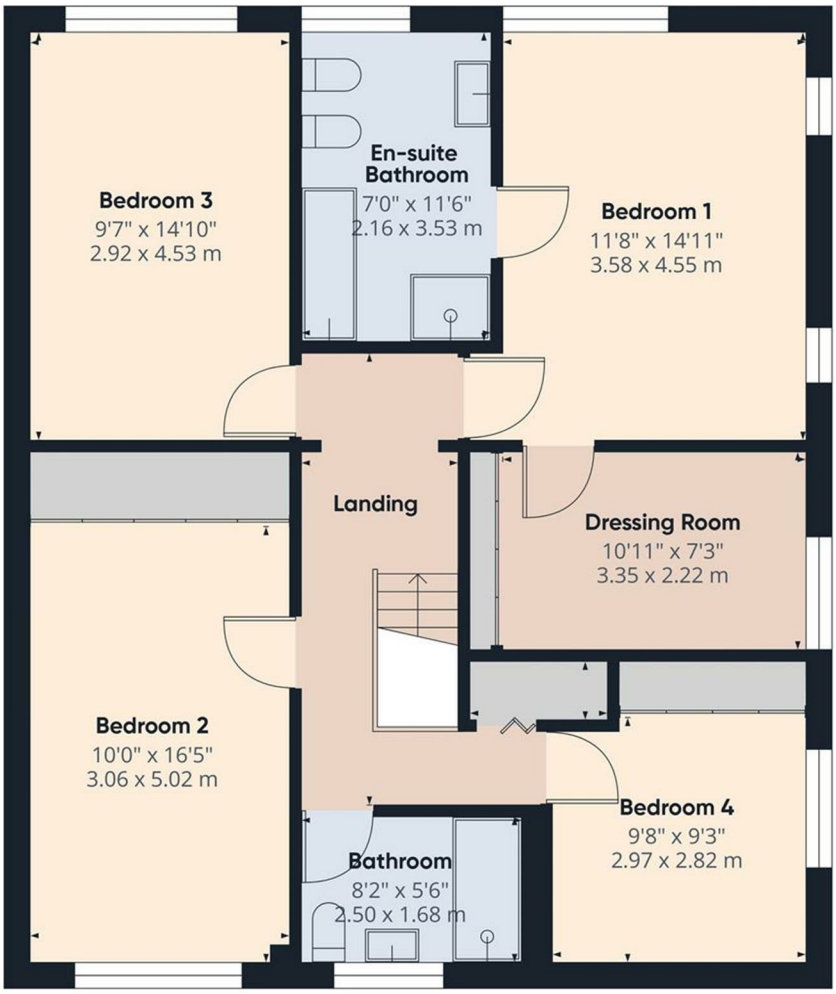
1441 ft²

133.8 m²

(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.

GIRAFFE360



Floor 1

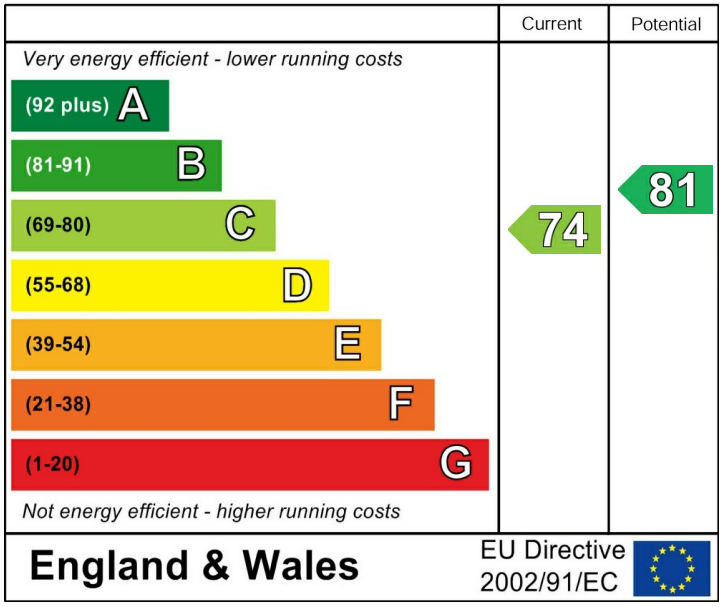
Approximate total area(1)
936 ft²
86.9 m²

(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



Environmental Impact (CO_2) Rating

