

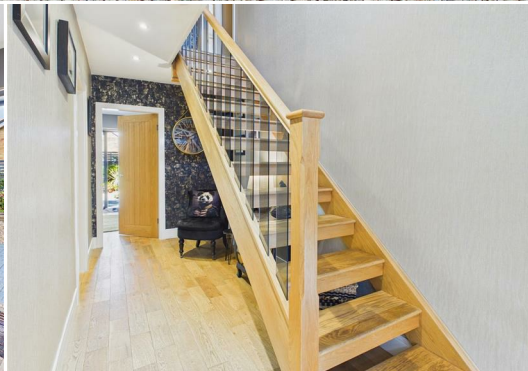
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**Limb**  
MOVING HOME



*254 Hallgate, Cottingham, East Yorkshire, HU16 4BQ*

- 📍 Outstanding Detached Property
- 📍 Discreet Central Location
- 📍 Long Drive & Double Garage
- 📍 Council Tax Band = E
- 📍 4 Bedrooms
- 📍 Beautifully Appointed
- 📍 Such a Convenient Location!
- 📍 Freehold / EPC = D

**£459,950**

## INTRODUCTION

Discreetly situated in the heart of the village is this absolute gem of a property. With its mature borders and gated entrance, this outstanding home affords much privacy together with its convenience of location. Ready to move straight into, the property has been subject to a carefully considered programme of renovation and remodelling to create a lovely home full of appeal and versatility.

The layout is depicted on the attached floorplan and briefly comprises a stunning central hallway with oak and glass detailed staircase, a delightful large lounge and the heart of the property is the dining/living kitchen which has bifold doors opening out to the garden. Features also include a separate day room/study, utility room and downstairs cloak/shower room. Upon the first floor, are four bedrooms including a luxurious principal suite, all served by a stylish bathroom. The accommodation boasts recently installed quality double glazing, gas fired central heating to radiators and an array of attractive fittings.

Outside gates open to the front of the property with a long driveway leading onwards to the detached double garage. A gravelled parking and turning area are complimented by a lawn with central robin bush and planted borders. The delightful rear garden has been set out for ease of maintenance which is to be enjoyed or ideal for entertaining. There are decked and paved areas with borders providing areas of interest. The paved patio has a covered gazebo above.

## LOCATION

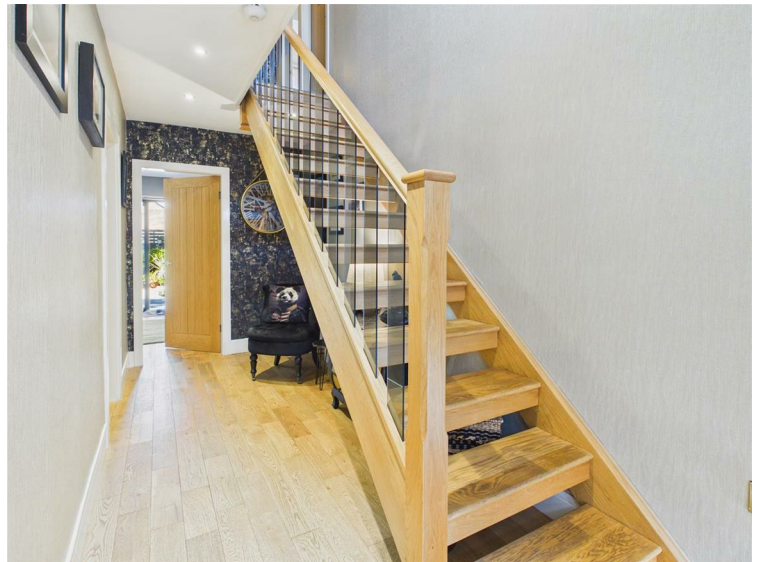
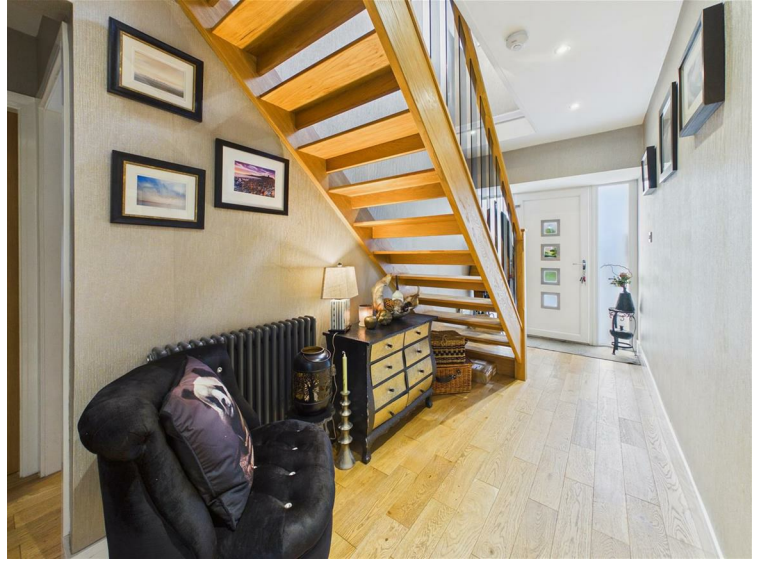
The property is situated along Hallgate, Cottingham opposite "West Green" and just a short walk from the village centre. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and 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

Composite contemporary entrance door to:

## ENTRANCE HALLWAY

A central hallway with oak block flooring, leading through the majority of the ground floor. An oak and glass detailed staircase leads up to the first floor.



## LIVING ROOM

A stunning room with wide remote controlled log effect fire to chimney breast with TV point above and fitted shelving to alcoves, oak flooring.



## SITTING ROOM

Again with oak flooring, window to front elevation.



## LIVING KITCHEN

A simply stunning space to the rear of the house providing a great "day to day" open plan living area. Features include a span of five door bifolds opening out to the rear. The kitchen has an extensive range of high gloss fronted units with quartz top, space for range cooker with filter hood above, sink and drainer, space for American style fridge freezer, integrate dishwasher and a moveable island feature. An alcove is an ideal place for casual seating and dining.





*KITCHEN AREA*



## *CLOAK / SHOWER ROOM*

Comprehensively fitted with tiling to walls and floor, low level W.C., wash hand basin and cabinet and walk-in shower area with rain head and hand held shower system plus glazed partition. Heated towel.



## *UTILITY*

With fitted units, plumbing for automatic washing, space for dryer, external access to door to side drive.

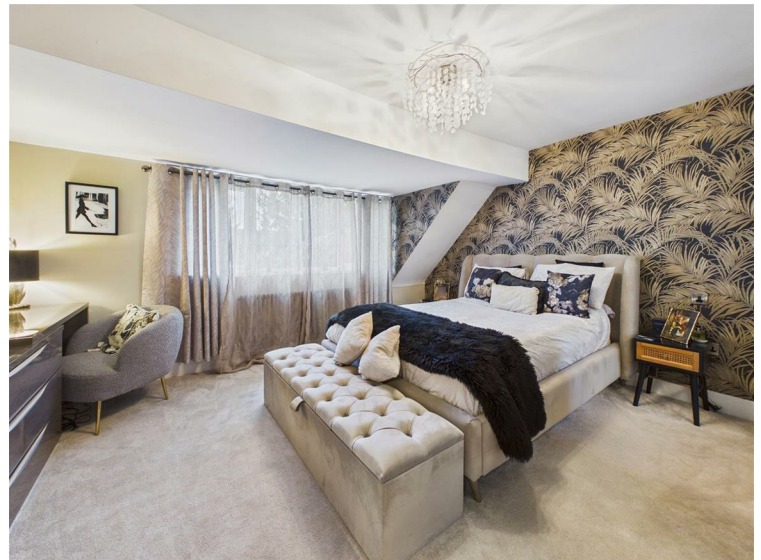
## *FIRST FLOOR*

## *LANDING*

Access to roof void.

## *BEDROOM 1*

A particularly luxury bedroom space with picture window to front elevation.



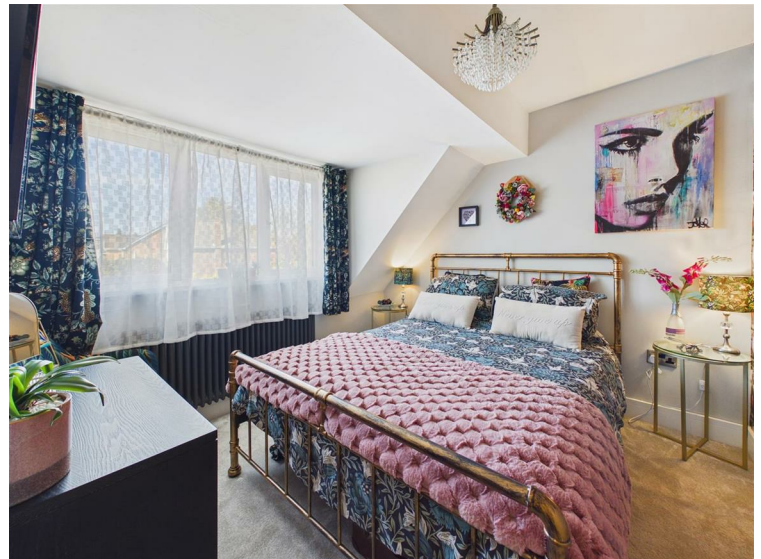
## BEDROOM 2

Window to front elevation.



## BEDROOM 3

Window to rear elevation.



## BEDROOM 4

Window to rear elevation.



## BATHROOM

With stylish modern suit comprising low level W.C., designer wash hand basin upon a fitted cabinet, bath with shower attachment rail and curtain, attractive tiling to the walls and floor, designer heated towel rail.



## OUTSIDE

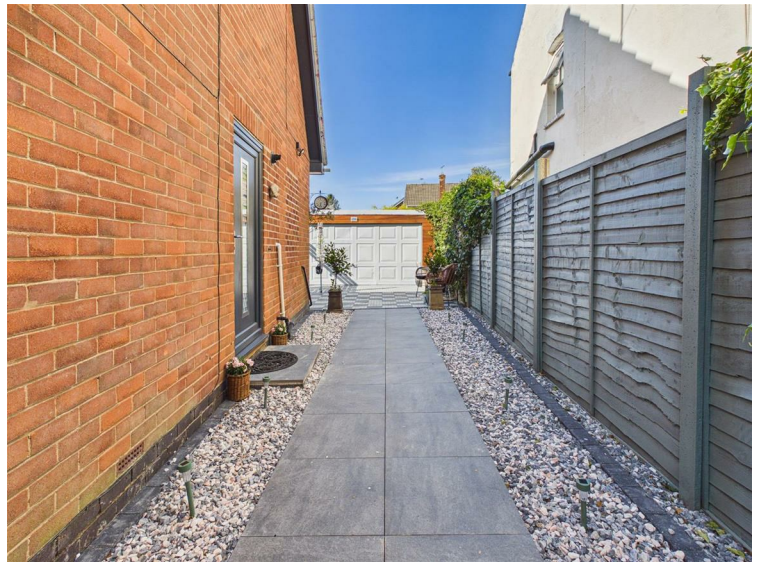
Whilst the property stands along Hallgate, it is well screened from the road with a fence and double opening gates together with a person side gate providing access. A gravelled driveway affords much parking and a turning area. A lawned garden has a feature central robin bush planted. A side drive gives access to the double garage. To the rear, the garden has been set out for relaxation and enjoyment with a composite rear terrace and a paved patio with gazebo over. There re planted borders and the garden is a very secluded and private retreat.



*GARAGE*



*SIDE ENTRANCE*



*REAR VIEW*

*HEATING*

The property has the benefit of gas central heating to radiators.

*GLAZING*

The property has the benefit of double glazing.

*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.

## *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. AI may have also been used to enhance photography.

## *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.

