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**Limb**  
MOVING HOME



*49 Dene Road, Cottingham, East Yorkshire, HU16 5PD*

- 📍 Semi Detached House
- 📍 Popular Location
- 📍 Extended Accom.
- 📍 Council Tax Band = D

- 📍 Originally 3 Bedrooms
- 📍 Currently 2 Bedrooms
- 📍 Great Parking + Garage
- 📍 Freehold/EPC = D

*Offers Around £300,000*

## INTRODUCTION

Built originally as a three bedroomed semi detached, this lovely home has been extended and remodelled to create a spacious two bedroomed layout, a configuration which could be reversed by an incoming purchaser. Ready to move straight into, this attractive property stands in a very popular location, well placed for schools and Cottingham's excellent amenities. The accommodation is depicted on the attached dimensioned floorplan, briefly comprises an open entrance reception/dining area, lounge, rear conservatory, bespoke fitted breakfast kitchen, cloak room and W.C.. Upon the first floor is an oversized main bedroom with extensive wardrobing, bedroom 2 and the shower room. The accommodation has the benefit of gas central heating to radiators and uPVC double glazing. The property enjoys a wide frontage to Dene Road close to its junction with Eppleworth Road, and a driveway provides plenty of parking and turning space plus there is a single garage with workbench in situ. The rear garden has a sunny westerly facing aspect and is easy to maintain with a lawn and borders. Viewing is recommended.



## LOCATION

Dene Road is an attractive street scene which runs between Eppleworth Road and West End Road, close to Cottingham village centre. Cottingham has an excellent number of shops facilities and amenities along with well reputed schooling at nearby Westfield Primary School. Secondary schooling at Cottingham High School is also conveniently placed. Cottingham has its own railway station and is ideal for travelling towards Hull City Centre or the nearby market town of Beverley.



## ACCOMMODATION

A recessed open porch area has a pair of double doors opening to the entrance reception.

## ENTRANCE RECEPTION

A spacious entrance reception/dining area with stairs leading to the first floor off. There is also a very useful cloak room situated off.



## W.C.

With low level W.C., wash hand basin, tiled floor, heated towel rail.

## LIVING ROOM

An attractive living room with feature stone fire surround with "living flame" gas fire, bespoke fitted cupboard to alcove. Patio doors through to conservatory.



## CONSERVATORY

Overlooking the rear garden with both double doors and sliding patio doors leading out to the garden. Tiled floor, radiator for all year round use.



## BREAKFAST KITCHEN

Having an extensive range of bespoke handmade painted units with worksurfaces, also including pantry unit, and features such as a Neff oven and warming drawer, four ring induction hob with extractor hood above, integrated microwave, concealed washing machine and dryer. Double sink and drainer with mixer tap, tiled surround, windows to both side and rear elevations.



## SIDE LOBBY

With external access door and understairs storage cupboard situated off.

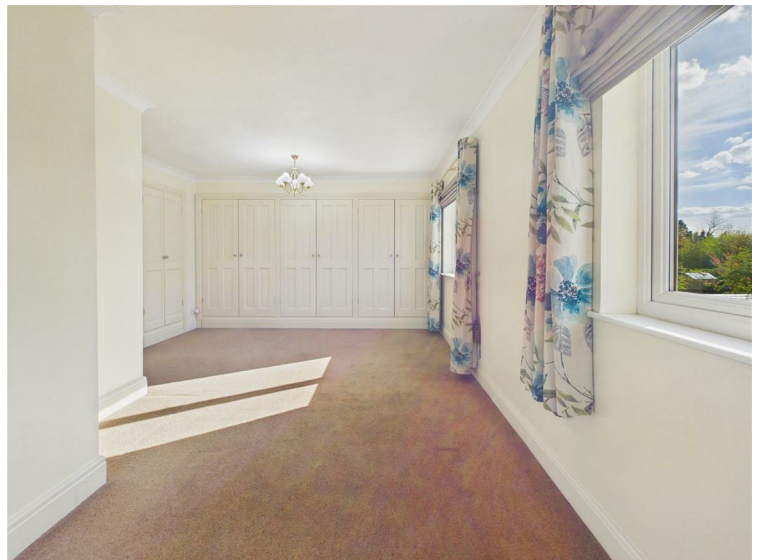
## FIRST FLOOR

## LANDING

A spacious landing with windows to both front and side elevations. Access to roof void. Storage cupboard off.

## BEDROOM 1

Originally two bedrooms, now particularly spacious, the room has two windows overlooking the rear garden and a further window to the side. There are a range of built in wardrobes running to one wall with a further matching wardrobe to the return.



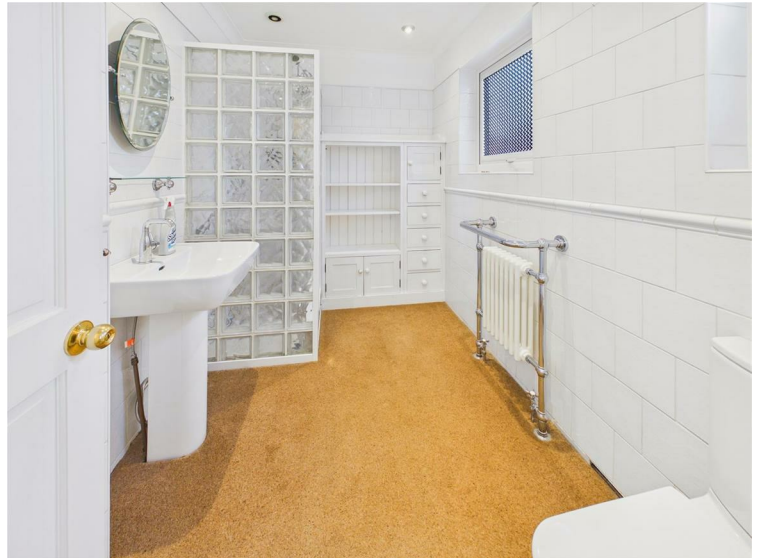
## *BEDROOM 2*

A double bedroom with window to front elevation.



## *SHOWER ROOM*

Attractive white suite comprising low level W.C., wash hand basin, shower area, tiled surround, heated towel rail.



## *OUTSIDE*

The property enjoys a wide frontage to Dene Road close to its junction with Eppleworth Road. There is a hedge to the front boundary and a driveway provides ample parking, turning area and access to the garage. Enjoying a westerly aspect, the garden is triangular in shape with a lawn and a variety of borders.



## *GARAGE*

A good sized preconstruction garage with workbench in situ.

## *HEATING*

The property has the benefit of gas fired central heating.

## *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 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. 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.

