

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



10 Golf Links Road, Hull, HU6 8RA

- 📍 Immaculately Presented
- 📍 3 Double Bedrooms
- 📍 Stunning Open Plan Kitchen
- 📍 Council Tax Band = C
- 📍 Ground Floor Bedroom Suite
- 📍 Generous Gardens
- 📍 Excellent Parking & Detached Garage
- 📍 Freehold / EPC = C

£325,000

INTRODUCTION

This exceptional dormer-style home has been extensively modernised and beautifully appointed throughout, offering impeccably presented accommodation that is ready to move straight into.

The thoughtfully planned layout includes an entrance hallway, lounge, separate sitting room and a superb open plan kitchen which opens through into the garden room, creating an ideal space for both everyday living and entertaining. A ground floor double bedroom with en-suite shower room, together with a utility room and cloakroom/W.C., adds to the flexibility of the accommodation.

To the first floor, a spacious landing with useful storage leads to two further double bedrooms and a contemporary shower room.

Occupying a generous plot, the property benefits from extensive block-paved parking, a detached garage and a beautifully maintained rear garden with a generous lawn, two patio seating areas, a summerhouse and garden shed.

LOCATION

This popular residential area lies to the south east of Cottingham, . The property lies within the East Riding of Yorkshire Council boundary. 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

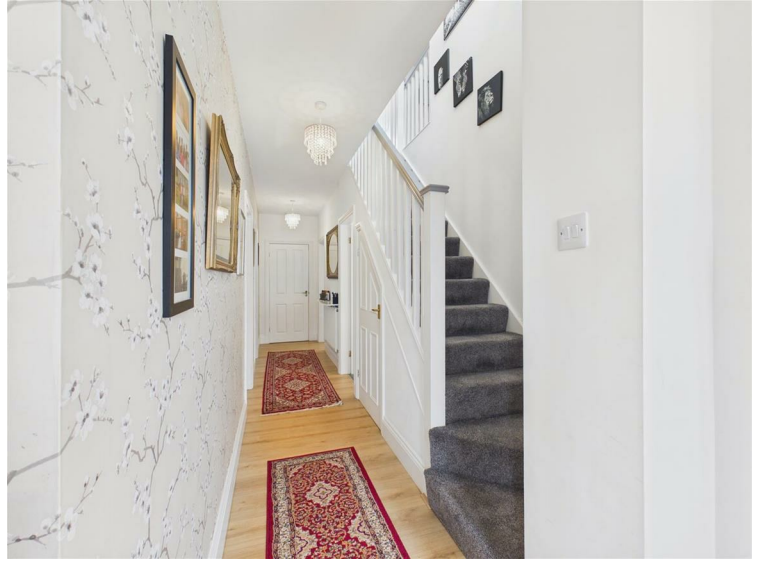
The layout and room sizes are detailed on the attached floorplan.

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., wash hand basin, heated towel rail, feature flooring, high level storage and window to rear.



LOUNGE

With wall mounted electric fire and bay window to the front elevation.



SITTING ROOM

Lovely room to the rear of the property with French doors leading out to the patio and garden beyond.



OPEN PLAN KITCHEN

This superb space opens through to the garden room. The kitchen is fitted with a stylish range of Wren units with Quartz worktops and an oak & granite topped mobile unit. There is an inset one and a half bown sink with shower style mixer tap, double oven and five ring gas hob with filter above. A fridge/freezer, dishwasher and wine chiller complete this well equipped kitchen.





GARDEN ROOM

With an attractive lantern skylight and French doors leading out to the patio.



UTILITY

With fitted units, sink and drainer, plumbing for a washing machine and space for dryer. External access door to side.



BEDROOM 1

With bay window to the front elevation.



EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, cabinet with wash hand basin, low flush W.C., heated towel rail, feature flooring, built in storage and window to the front elevation.



FIRST FLOOR

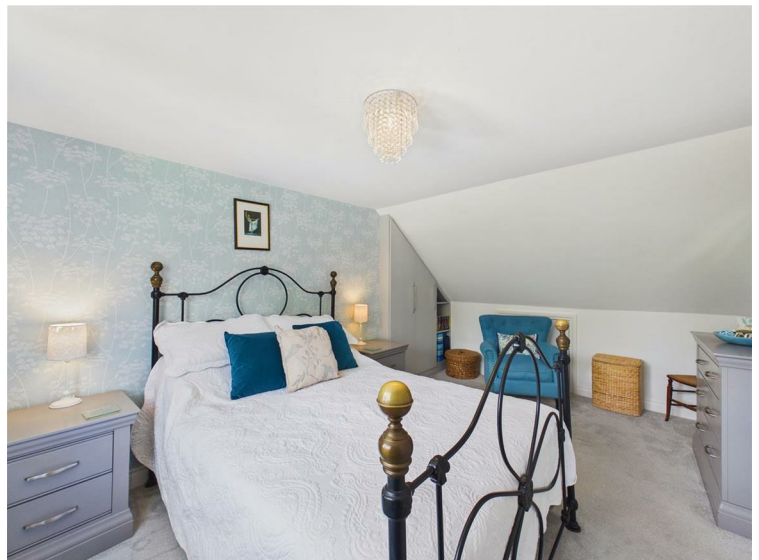
LANDING

Spacious landing area with built in storage including a wardrobe with low level hanging rail and an airing cupboard.



BEDROOM 2

With an excellent range of fitted wardrobes and access to eaves storage. Window to rear.



BEDROOM 3

With built in wardrobes plus a very useful large storage cupboard.
Window to rear.



SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with quartz top and inset basin, low flush W.C., heated towel rail and window to rear.



OUTSIDE

The property occupies a generous plot with an extensive block-paved driveway providing excellent off-street parking. Gates to the side lead through to a further paved area, detached garage and the enclosed rear garden. A particular feature of the property is the beautifully maintained rear garden, which enjoys an extensive lawn, two patio seating areas, a summerhouse and a garden shed, providing an excellent space for relaxing, entertaining or simply enjoying the outdoors.



PATIO



DETACHED GARAGE



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC 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 C. 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 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

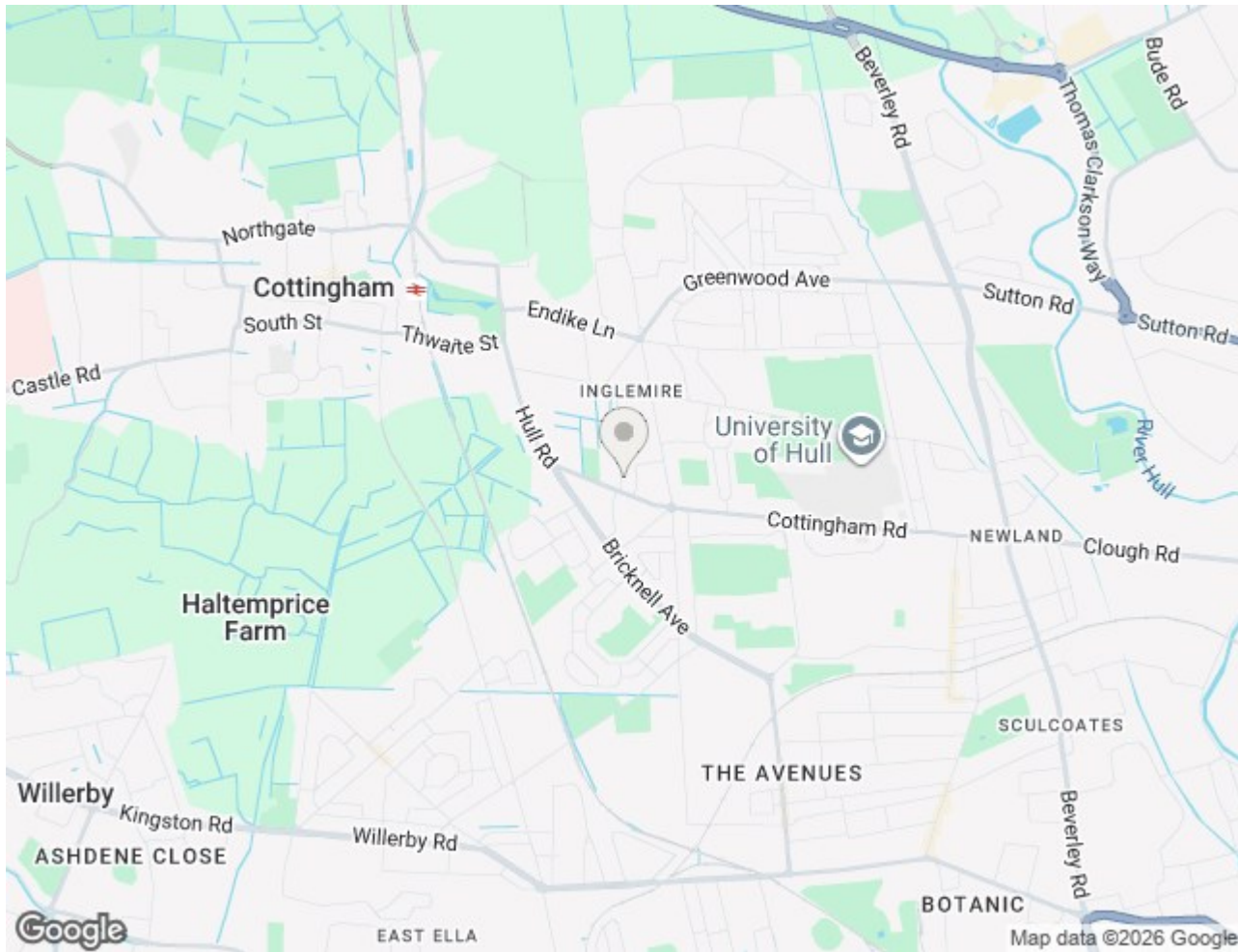
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		84
(55-68) D	70	
(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	