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**Limb**  
MOVING HOME



*23 Lawnsгарth, Cottingham, East Yorkshire, HU16 5RQ*

- 📍 Exceptional Family Home
- 📍 Generously Proportioned
- 📍 4 Beds/3 Baths
- 📍 Council Tax Band = D
- 📍 Stunning Rear Garden
- 📍 Ample Off Street Parking
- 📍 Viewing Strongly Recommended!
- 📍 Freehold / EPC = C

**£380,000**

## INTRODUCTION

A deceptively spacious four-bedroom semi-detached family home, occupying a generous plot with a spectacular south-facing rear garden designed for comprehensive outdoor living and entertaining.

Extending to approximately 1,500 sq ft, this impressive property offers an ideal layout for family occupation. The ground floor opens into a spacious and welcoming entrance hallway, leading to a convenient shower room and a comfortable main lounge with double doors opening to a versatile sitting/study space. This flows seamlessly into a further open-plan living area. A separate dining room and a modern kitchen are complemented by a practical utility room. Upstairs, the first floor hosts four good-sized bedrooms, a family bathroom, and a modern en-suite shower room. The property also has the added benefit of solar panels, contributing to its energy efficiency.

To the front, an extensive driveway provides parking for multiple vehicles and leads to the integral garage.

The spectacular south-facing rear garden is a true highlight of this home, thoughtfully designed to offer the ultimate outdoor lifestyle. This exceptional space is a haven for both relaxation and entertaining, seamlessly bringing together a variety of premium features including a large decked area with a Tiki bar, a separate covered patio with a hot tub, a timber sauna, and a convenient outdoor shower. A large, beautifully maintained central lawn is bordered by established shrubs and palms, while a further garden area to the side provides additional attractive planting.

This exceptional home is one not to miss!



## LOCATION

The property is situated along Lawnsgarth, accessed via Grange Drive from Park Lane, just off Northgate in Cottingham. 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 PORCH

With tiled floor and door to:



## ENTRANCE HALLWAY

With illuminated staircase and glass balustrade leading up to the first floor.



## GROUND FLOOR SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor, window to side.



## LOUNGE

With feature fire surround housing an electric fire. Window to the front elevation and double doors leading through to the sitting/study area.



## SITTING/STUDY AREA

Open plan through to the living area.



## LIVING AREA

With patio doors leading out to the fabulous rear garden. Double doors open to the dining room.



## DINING ROOM

With window overlooking the rear garden.

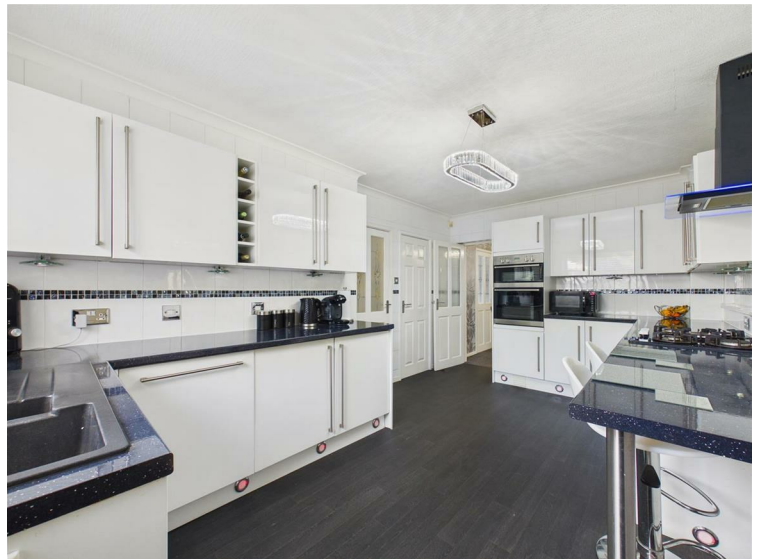


## REAR LOBBY

With external access door to side.

## KITCHEN

Having a range of modern base and wall units with contrasting worktops incorporating a one and a half bowl sink and drainer with shower style mixer tap, double oven, five ring gas hob with filter above, integrated fridge, freezer and dishwasher. Breakfast bar, under unit and kickboard lighting and window to side.



## UTILITY ROOM

With fitted units, ceramic sink and drainer, tiled surround, wine cooler, plumbing for a washing machine and space for fridge freezer. Windows to the side and rear elevations.



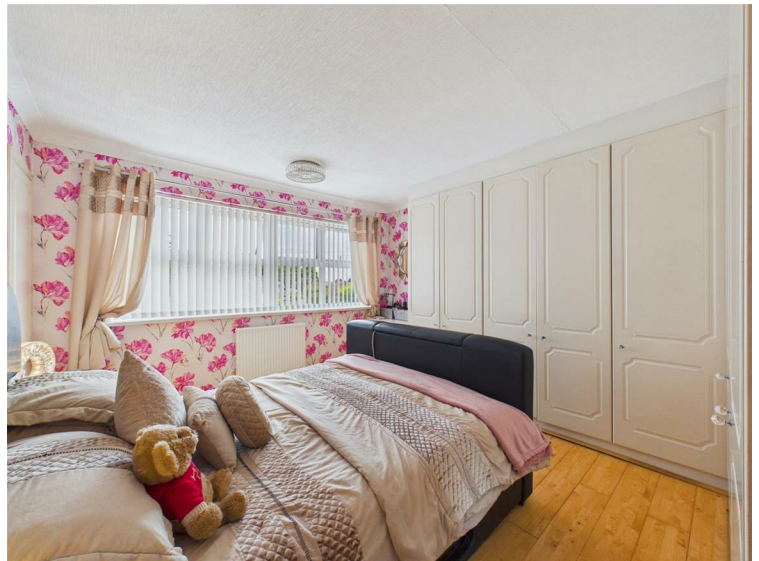
## FIRST FLOOR

### LANDING

With loft access hatch.

### BEDROOM 1

With fitted furniture including wardrobes and dressing table. Window to the front elevation.



## EN-SUITE

With stylish suite comprising a shower enclosure, wash hand basin and low flush W.C. Inset spot lights and tiling to the walls and floor.



## BEDROOM 2

With built in wardrobes and window to the front elevation.



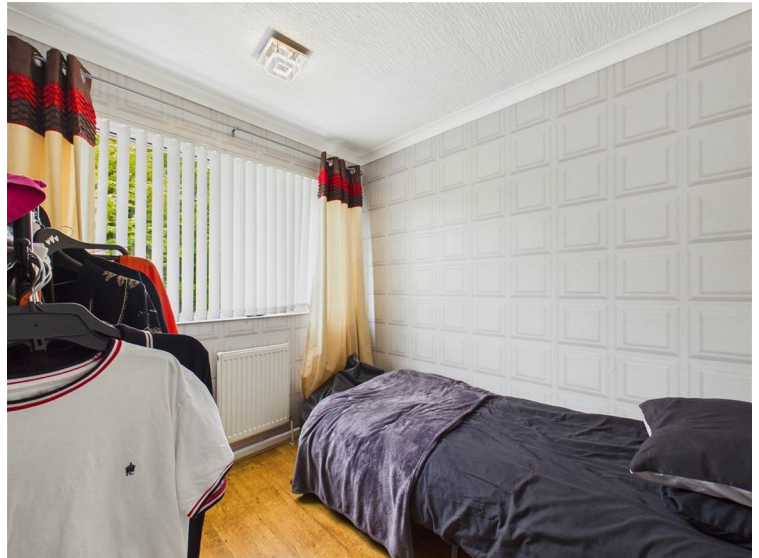
## BEDROOM 3

With built in wardrobes and window to the rear elevation.



## BEDROOM 4

With built in wardrobes and window to the rear elevation.



## BATHROOM

With contemporary suite comprising a shaped bath with hand held and rain head shower system, vanity unit with wash hand basin, low flush W.C., heated towel rail, panelled walls and window to the rear elevation.



## OUTSIDE

To the front, an extensive driveway provides parking for multiple vehicles and leads to the integral garage.

The spectacular south-facing rear garden is a true highlight of this home, thoughtfully designed to offer the ultimate outdoor lifestyle. This exceptional space is a haven for both relaxation and entertaining, seamlessly bringing together a variety of premium features including a large decked area with a Tiki bar, a separate covered patio with a hot tub, a timber sauna, and a convenient outdoor shower. A large, beautifully maintained central lawn is bordered by established shrubs and palms, while a further garden area to the side provides additional attractive planting.





## DECKED AREA





## PATIO AREA





## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC double glazing.

## SOLAR PANELS

The property also has the added benefit of solar panels, contributing to its energy efficiency and generating an income of approximately £800 per annum.

## 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 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.

