

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



72 Southwood Road, Cottingham, East Yorkshire, HU16 5AH

- 📍 Outstanding Detached Home
- 📍 Beautifully Appointed
- 📍 5 Bedrooms
- 📍 Council Tax Band = F
- 📍 Stunning Living Kitchen
- 📍 Approx. 1/3 Acre Plot
- 📍 Electric Gated Entrance
- 📍 Freehold / EPC =

£699,950

INTRODUCTION

A simply outstanding family home. Occupying an approx. third of an acre mature plot, in one of Cottingham's most convenient and desirable locations, is this individual detached house. Beautifully appointed and with a stunning open plan living kitchen, this lovely home is ideal for modern life. An electric gated entrance provides privacy and opens to a long driveway with the property well set back into its plot with lawned gardens complementing the excellent parking and garage to the front, which has an electric up-and-over door. To the rear lies an extensive patio with lawns stretching out beyond. At the bottom of the garden, is a former greenhouse, brick potting shed and summerhouse which afford further potential for conversion into entertaining/work from home space. The original house itself is believed to have a Dutch influence in design and in recent times has been subjected to significant extension and remodelling to create a most attractive and interesting home. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, separate lounge with deep bay window, cosy sitting room with log burner, dining area and a fabulous open plan living kitchen measuring approx. 20 ft by 17ft. Practicalities are catered for by a utility room and cloaks/W.C. Upon the first floor are three double bedrooms served by a stylish four piece bathroom. There are two further bedrooms upon the upper floor which is completed by a shower room. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. In all, a tremendous family home of which early viewing is strongly recommended.

LOCATION

Southwood Road is one of the main routes leading to the centre of Cottingham and lies between Castle Road and The Parkway. Cottingham has an excellent number of local shops, facilities and amenities along with well reputed schooling at Westfield Primary and secondary schooling at Cottingham High School. Cottingham has its own railway station which lies a short walk away and is conveniently placed for travel to Hull city centre and the nearby market town of Beverley.

ACCOMMODATION

Residential entrance door into:

ENTRANCE LOBBY

With glazing allowing light to flood in. The entrance hall is particularly welcoming with the staircase leading to the first floor off and a wall of concealed fitted cupboards, ideal for cloaks and storage.



LOUNGE

A fabulous room with full height glazed bay window to front elevation looking across the garden, which is screened by mature hedges and an automated gate. There is an inset contemporary living flame gas fire and a indent for a flat screen TV.



SITTING ROOM

A cosy room is the middle of the house with bay window to side elevation and log burner upon a hearth.



DINING AREA

Picture window to side elevation. A tiled floor extends throughout.



LIVING KITCHEN

A spectacular room with vaulted ceiling. Windows and Velux lights allow light to flood in together with wide sliding doors out to the terrace and double doors to the side. The kitchen features an extensive range of attractive contemporary units with contrasting trim, LED underlighting and quartz work surfaces including a grand central island with a series of three pendant lights above. There are twin undercounter sinks with mixer tap in addition to an InSinkErator instant hot water tap. Features also include twin AEG ovens, induction hob with vacuum central extractor feature, dishwasher, both a larger fridge and a larger freezer, concealed bin storage. Attractive contemporary tiling throughout.





LIVING AREA



REAR LOBBY

External access door.

CLOAKS/W.C.

With low level W.C., wash hand basin.

UTILITY ROOM

With plumbing for automatic washing machine, space for dryer, window to side and housing for the conventional gas central heating boiler.

FIRST FLOOR

LANDING

A light and airy landing with two windows to the side elevation. Further staircase leading to the second floor.



BEDROOM 1

Luxuriously sized bedroom with fitted wardrobes having sliding fronts running to one wall and lights above. Windows to two elevations and built in linen cupboard to corner and a useful understairs cupboard.



BEDROOM 2

A good sized room having been extended and with windows to side and rear elevation plus fitted modern wardrobes. It is worth noting there is plumbing to one corner, therefore creation of an en-suite would be possible.





BEDROOM 3

Double bedroom with large window to side and two further windows allowing light to flood in.



BATHROOM

A super stylish bathroom with Roca W.C., wash hand basin in cabinet with a mirror and light, encased bath with waterfall tap, separate shower area with rainhead and handheld shower system. Contemporary tiling to walls and floor, heated towel rails and heated flooring.



SECOND FLOOR

LANDING

Access to substantial storage area in eaves and also access to roof void available.

BEDROOM 4

A good sized double bedroom with window to rear, Velux window to side and built in wardrobe.



BEDROOM 5/STUDY

Fitted with contemporary wardrobes, having sliding fronts to one wall, window to front elevation.



SHOWER ROOM

With shower area, low level W.C., wash hand basin, heated towel rail.



OUTSIDE

An electric gated entrance provides privacy and opens to a long driveway with the property well set back into its plot with lawn gardens complementing the excellent parking and garage to the front, which has an electric up-and-over door. To the rear lies an extensive patio with lawns stretching out beyond. At the bottom of the garden, is a former greenhouse, brick potting shed, and summerhouse which afford further potential for conversion into entertaining/work from home space.



REAR VIEW



HEATING

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

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 F. 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

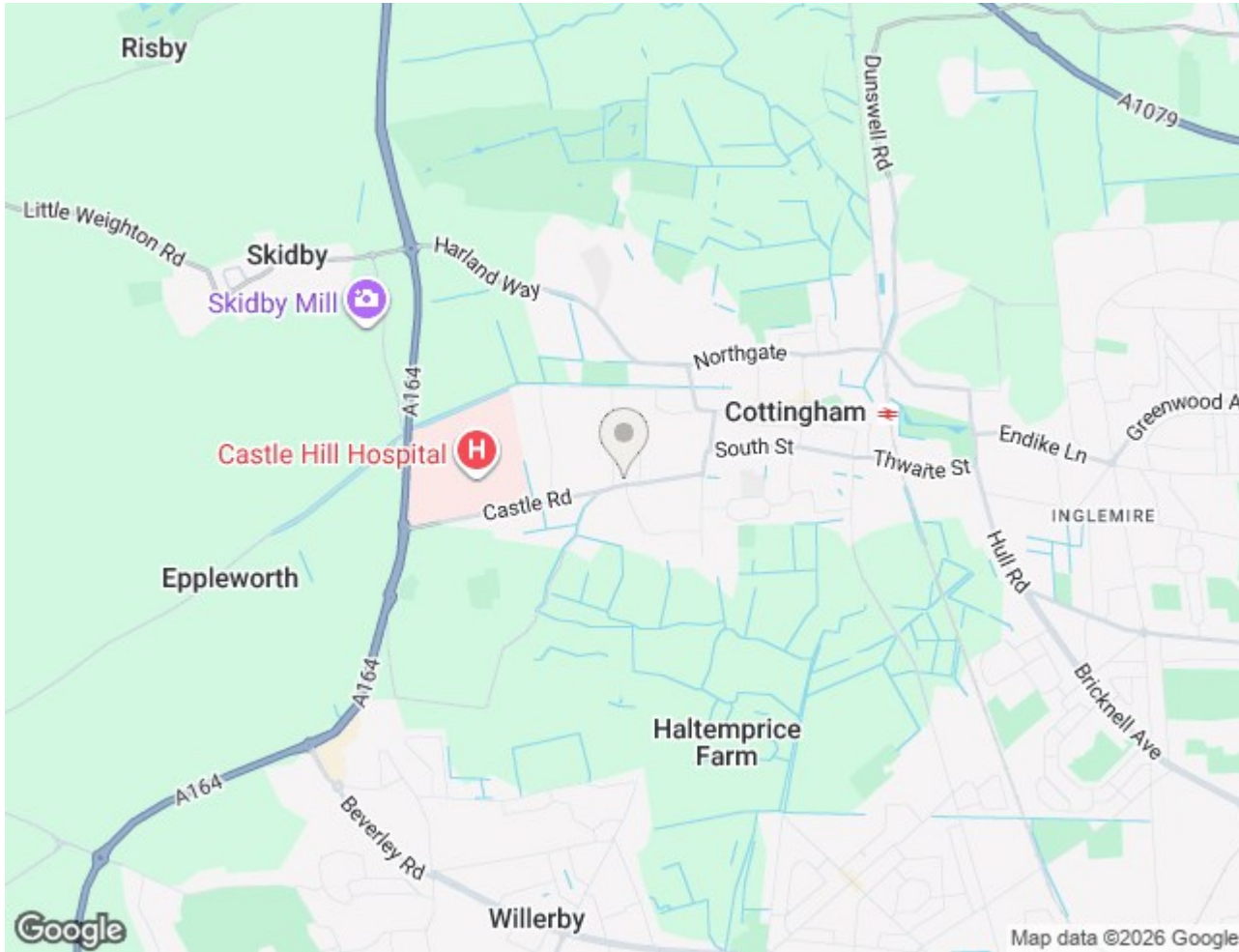
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

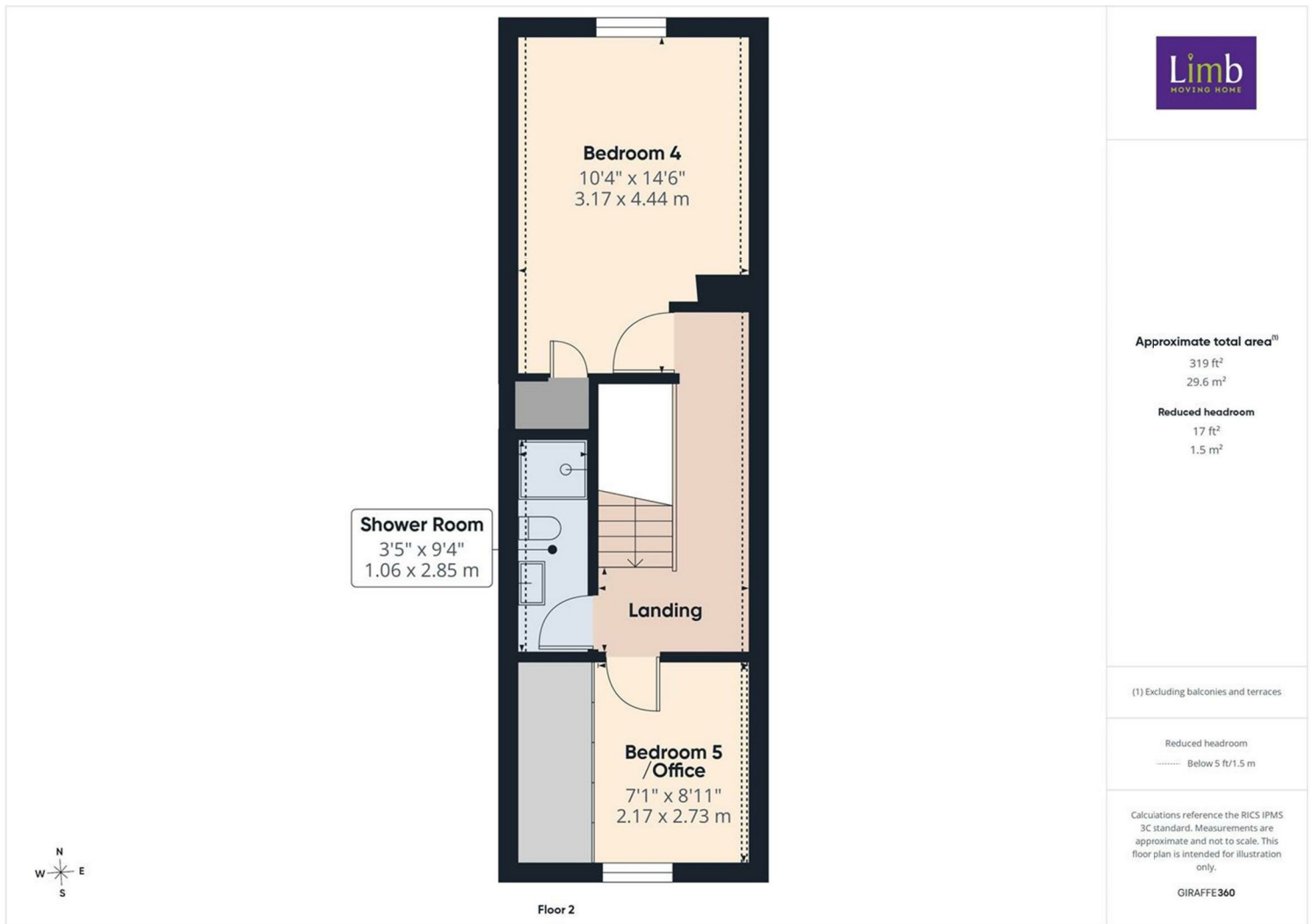
PROPERTY TO SELL?

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		
(55-68) D		
(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	