

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



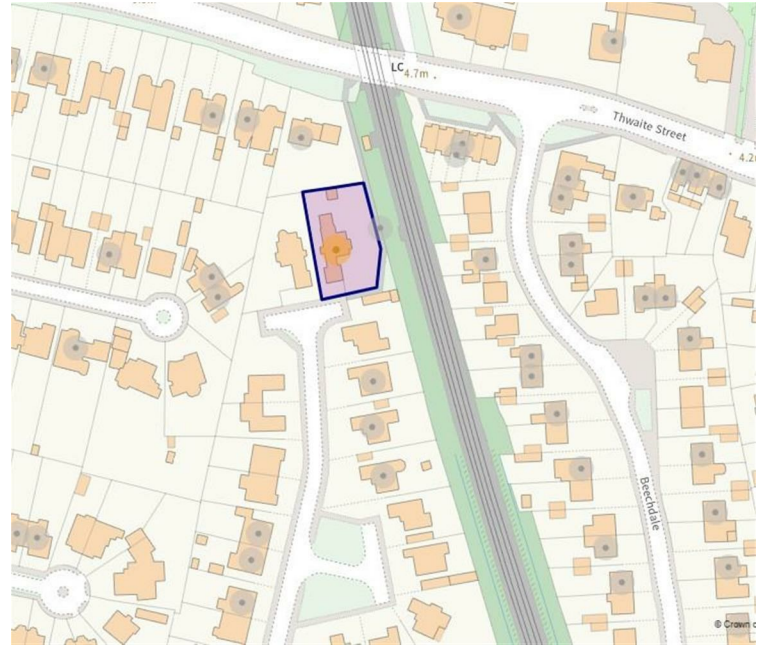
*52 Hornbeam Drive, Cottingham, East Yorkshire, HU16 4RU*

- 📍 Immaculately Presented
- 📍 Great Corner Plot
- 📍 Extended Detached House
- 📍 Attractive Garden
- 📍 4 Bedrooms
- 📍 Double Garage
- 📍 Council Tax Band = E
- 📍 Freehold/EPC = C

*Offers Over £400,000*

## INTRODUCTION

Occupying a stunning corner style plot is this immaculately presented four bedroom detached home of great attraction. An ideal family home, the property has been extended over the years to afford excellent living space and early viewing is strongly recommended. The property stands to one corner of the well favoured cul-de-sac of Hornbeam Drive, to the south side of Cottingham village centre. The accommodation is depicted on the attached floor plan and briefly comprises a hallway, cloaks/W.C., large triple aspect lounge, dining room and a extended and comprehensively fitted kitchen which leads to the orangery. Upstairs are four bedrooms, the main with the benefit of an en-suite shower room plus there is a stylish bathroom. Gas fired central heating to radiators and uPVC framed double glazing are installed. The gardens are a delight having been lovingly cultivated over the years, with a shaped lawn, well stocked borders and areas of interest together with a summerhouse and a gazebo. A particular feature is the double garage, which has an automated entry door. In all, a superb property in a highly regarded area.



## LOCATION

Hornbeam Drive is a cul-de-sac accessed from Priory Road which lies to the south side of Cottingham village centre. The property is situated to one corner of the cul-de-sac adjacent to the railway line. 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. The property is situated adjacent to the Beverley to Cottingham railway line, as depicted on the attached location map.

## ACCOMODATION

Residential entrance door to:

### ENTRANCE PORCH

With tiled floor. Internal door to:

### ENTRANCE HALL

An attractive hallway with stairs leading to first floor with storage cupboard beneath.



### CLOAKS/W.C.

With white suite comprising low level W.C., wash hand basin in cabinet, tiling to walls and floor.

## LIVING ROOM

A particularly spacious room with a triple aspect having windows to front, side and rear including a deep bay window with double door opening out to the garden. The focal point is a marble fire surround house a living flame gas fire.



## DINING ROOM

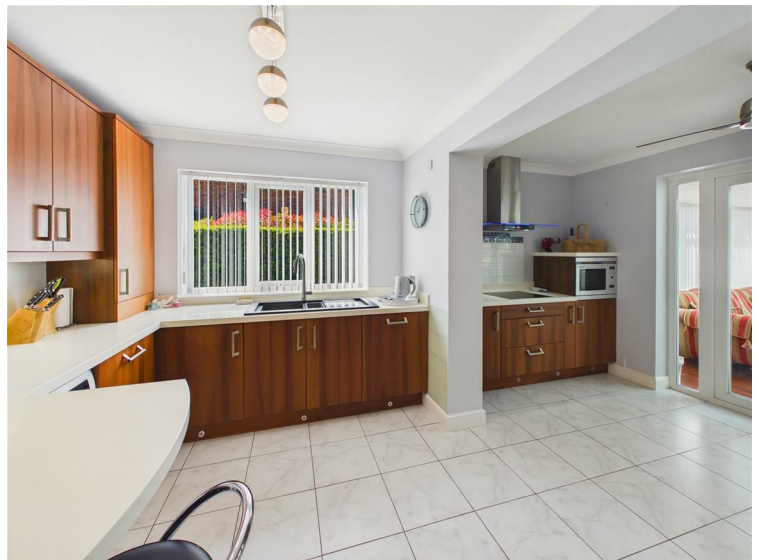
A extended room with aspects to two elevations including double doors opening out to a terraced patio.



## KITCHEN

An extended kitchen having an excellent range of fitted units with contrasting worksurfaces, including a breakfast bar peninsula. Features include a one and a half sink and drainer unit with mixer tap, integrated appliances including NEFF double oven, four ring hob with extractor hood above, microwave, fridge freezer, plumbing for automatic washing machine. Tiling to floor, window to side and double doors leading out to the orangery.





## ORANGERY

Providing a lovely view across the garden with double doors leading out.



## FIRST FLOOR

### LANDING

Access to roof void.

### BEDROOM 1

Luxurious principal bedroom with fitted wardrobes having sliding fronts running to one wall. Windows to two elevations, allowing light to flood in.



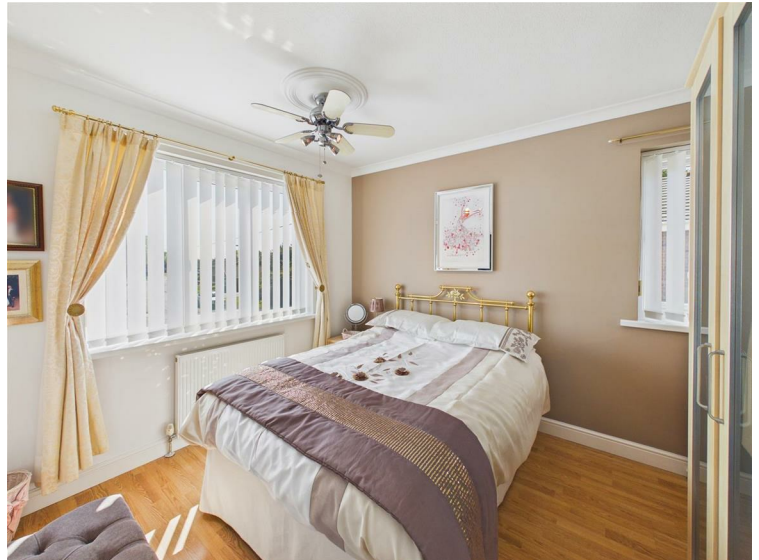
## EN-SUITE SHOWER ROOM

With shower cubicle, wash hand basin in fitted cabinet, heated towel rail, tiling to walls and floor.



## BEDROOM 2

Windows to front and side elevations allowing light to flood in, wall mounted TV point.



## BEDROOM 3

Window to side elevation. Built in cupboard to corner.



## BEDROOM 4

Window to side elevation.



## BATHROOM

Modern white suite comprising a low level W.C., wash hand basin in cabinet, panelled bath with shower over and screen. Tiling to walls and floor, heated towel rail.



## OUTSIDE

The gardens are a delight having been lovingly cultivated over the years, with a shaped lawn, well stocked borders and areas of interest together with a gazebo and a summerhouse, which is currently being used as a tool shed. A particular feature is the double garage, which has an automated entry door.





*GARAGE & PARKING*



*FRONT VIEW*



## 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 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.

