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Limb
MOVING HOME









## *55 West End Road, Cottingham, East Yorkshire, HU16 5PW*

- Detached House + Annexe
- 3 Bed + 1 Bed + Loft
- 0.25 Acre Plot
- Council Tax Band = D
- Many Possibilities
- Quad Gararge
- Close To Village Centre
- Freehold / EPC = D

*£550,000*

## INTORDUCTION

Standing in a fabulous 0.25 acre plot and offering many possibilities, this very unique property is ideal for those seeking multi-generational living, extra separate accommodation for family or space to rent out. The original 3 bedroomed bay fronted 1930's house has been extended to one side with an attached yet separate two storey annexe providing lovely one bedroom accommodation (as depicted on the attached floorplan). Viewing is certainly recommended to fully appreciate the layout and multitude of possibilities. Features also include a beautiful westly facing garden and a very rare quadruple sized garage (approx 44ft x 17ft 6in overall) again with much potential. The main house briefly comprise of a formal lounge, contemporary open plan living kitchen, utility room, shower room, 3 first floor bedrooms and bathroom. A fixed staircase leads up to the loft space which is currently used by the owners but please note has no formal building regulation approval. The property lies on the corner of West End Road at its junction with Harland Way and Northgate, therefore being so well situated for Cottingham's excellent range of shops, amenities and schooling.

## LOCATION

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 Westfield Primary, 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

Double uPVC framed doors open to:

## PORCH

With internal door to:

## ENTRANCE HALL

With staircase leading to the first floor and window to side elevation.

## LOUNGE

A cosy room with bay window to front elevation and chimney breast housing a feature fire surround with built in cupboards to alcove, attractive cornicing.



## OPEN PLAN LIVING KITCHEN

A superb space being the heart of the house, combining kitchen and living space. Picture windows with central door overlook the rear garden and provide access out to the patio. There is a wall mounted TV point to the chimney breast. The kitchen has an excellent range of contemporary handless units with grand island, both topped by quartz surfaces. There is an undercounter one and a half sink with mixer tap and appliances include an integrated double oven, microwave, four ring induction hob with ceiling mounted extractor hood above, dishwasher, and space for an American style fridge freezer.





## KITCHEN AREA





## UTILITY ROOM

A very useful room with external access room to the rear garden. There are fitted units, again with quartz worksurfaces, Belfast style sink with mixer tap, plumbing for automatic washing machine and space for drier. To one corner is a useful cloaks cupboard.

## SHOWER ROOM

With a white suite comprising of WC, wash hand basin and cabinet, walk in shower area with glazed partitions, attractive tiled surround and tiled floor, heated towel rail. Airing cupboard to corner.



## FIRST FLOOR

### LANDING

With window to side elevation and a further staircase leading up to the loft area.

### BEDROOM 1

A particularly spacious bedroom with attractive bay window to front elevation and fitted wardrobes having sliding mirrored fronts running to one wall.



## BEDROOM 2

Another double bedroom with fitted wardrobe, drawers and desk. Picture window above overlooking the rear garden.



## BEDROOM 3

Good sized room with window to rear.



## BATHROOM

With white suite comprising of panelled bath, separate shower enclosure, low level WC, wash hand basin, tiling to walls and floor, heated towel rail.



## SECOND FLOOR

## LANDING

Access to eaves and storage areas.

## LOFT SPACE

With window to side, Velux window to rear, radiator, carpeting, lighting and power, double doors opening to large wardrobe. Please note, this space does not currently have building regulation consent to be classified as habitable space.



## OUTSIDE

Overall the property occupies a plot of around 0.25 acre. To the front a generous gravelled forecourt provides excellent parking facilities including an electric car charging point and the perimeter is bounded by mature hedging. A side drive leads to the garage. To the rear, there is a paved patio area which leads to the expansive lawned garden, much larger than average, having a mature hedge to one wall with part reclaimed brick feature. There is also a greenhouse.



## GARAGE

An automated remote controlled roller door opens up to the front portion of the garage measuring approximately 17ft 6in by 16ft 6in. And internal door opens through to the rear portion, being used as a workshop, measuring 27ft by 17ft 6in.



## REAR VIEW

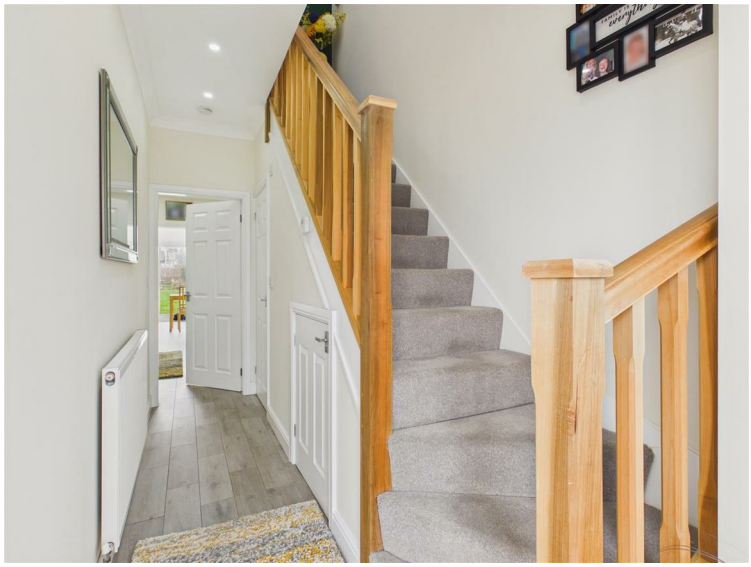


## ATTACHED ANNEXE

Attached to the main dwelling yet with its own separate access.

## ENTRANCE HALL

Attractive residential composite entrance door provides access to a lovely hallway with staircase leading up to the first floor having a oak detailed balustrade and cupboard beneath.



## WC

With low level WC and wash hand basin.

## KITCHEN AREA

With sleek fitted units and attractive marble worksurfaces. Features also include an undercounter ceramic one and a half sink with professional style mixer tap, integrated oven, four ring hob with ceiling mounted extractor above, fridge, freezer and concealed washing machine. Window to front elevation. The room is open plan in style through to the living area.



## LIVING AREA

An attractive space with wall mounted TV points and a contemporary electric fire. Being open plan and providing lovely views through to the conservatory which overlooks the garden.



## CONSERVATORY

A light and airy space looking westward across the garden and having a wall of bifold doors opening out.



## FIRST FLOOR

## LANDING

Spacious landing with window to side elevation. Cupboard to corner housing a gas fired central heating boiler.

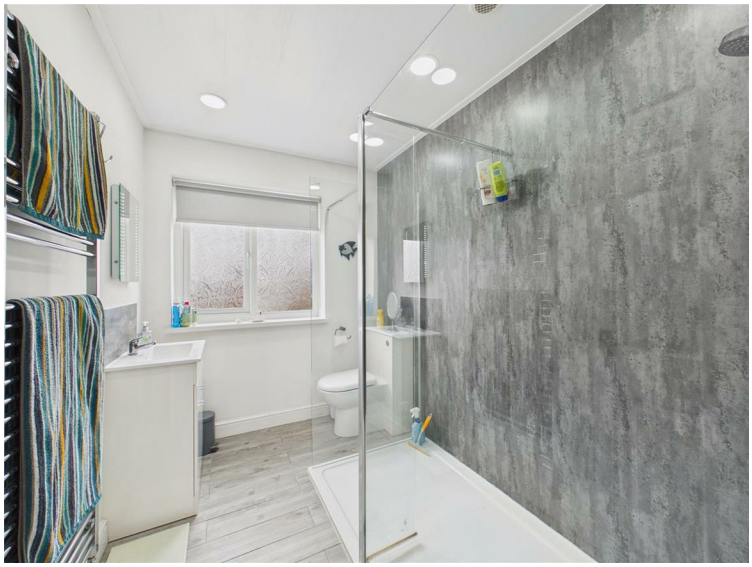
## BEDROOM

A large double bedroom with window overlooking the garden to the west, wall mounted TV point.



## SHOWER ROOM

With modern white suite comprising of concealed flush WC, wash hand basin and cabinet and large walking shower area with glazed partitions, rain head and hand held shower system, heated towel rail.



## HEATING

Both properties have the benefit of gas central heating (separate systems).

## GLAZING

Both properties have 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 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, such as floor coverings, curtains and light fittings. 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.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

## 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

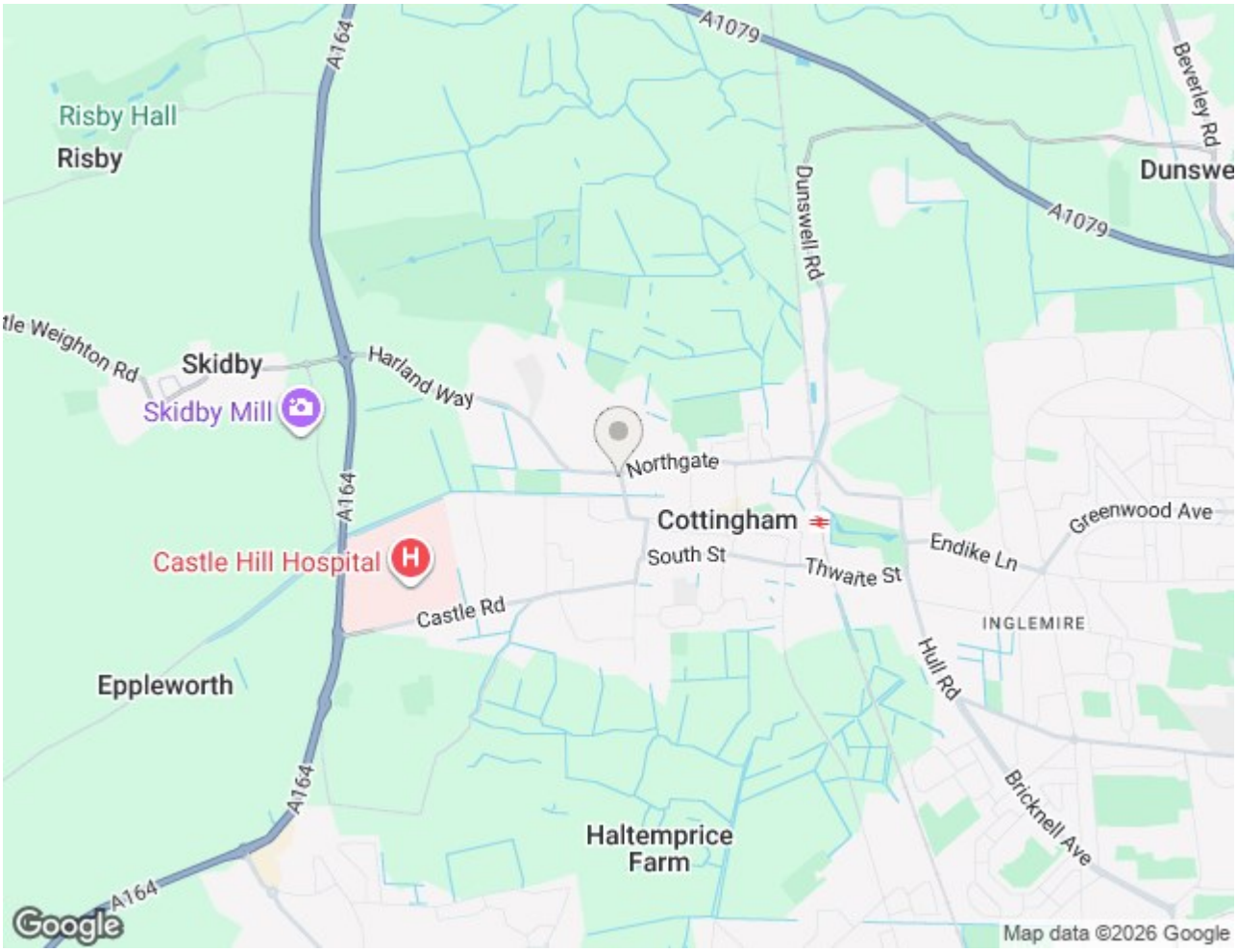
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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


A1079
A164
Risby Hall
Risby
Beverley Rd
Dunswe
A1079
Dunswell Rd
tle Weighton Rd
Skidby
Harland Way
Skidby Mill
Northgate
A164
Cottingham
Greenwood Ave
Castle Hill Hospital
South St
Endike Ln
Thwaite St
Castle Rd
INGLEMIRE
Hull Rd
Eppleworth
A164
Bricknell Ave
Haltemprice
Farm
A164
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Map data ©2026 Google




Floor 0

Approximate total area(1)

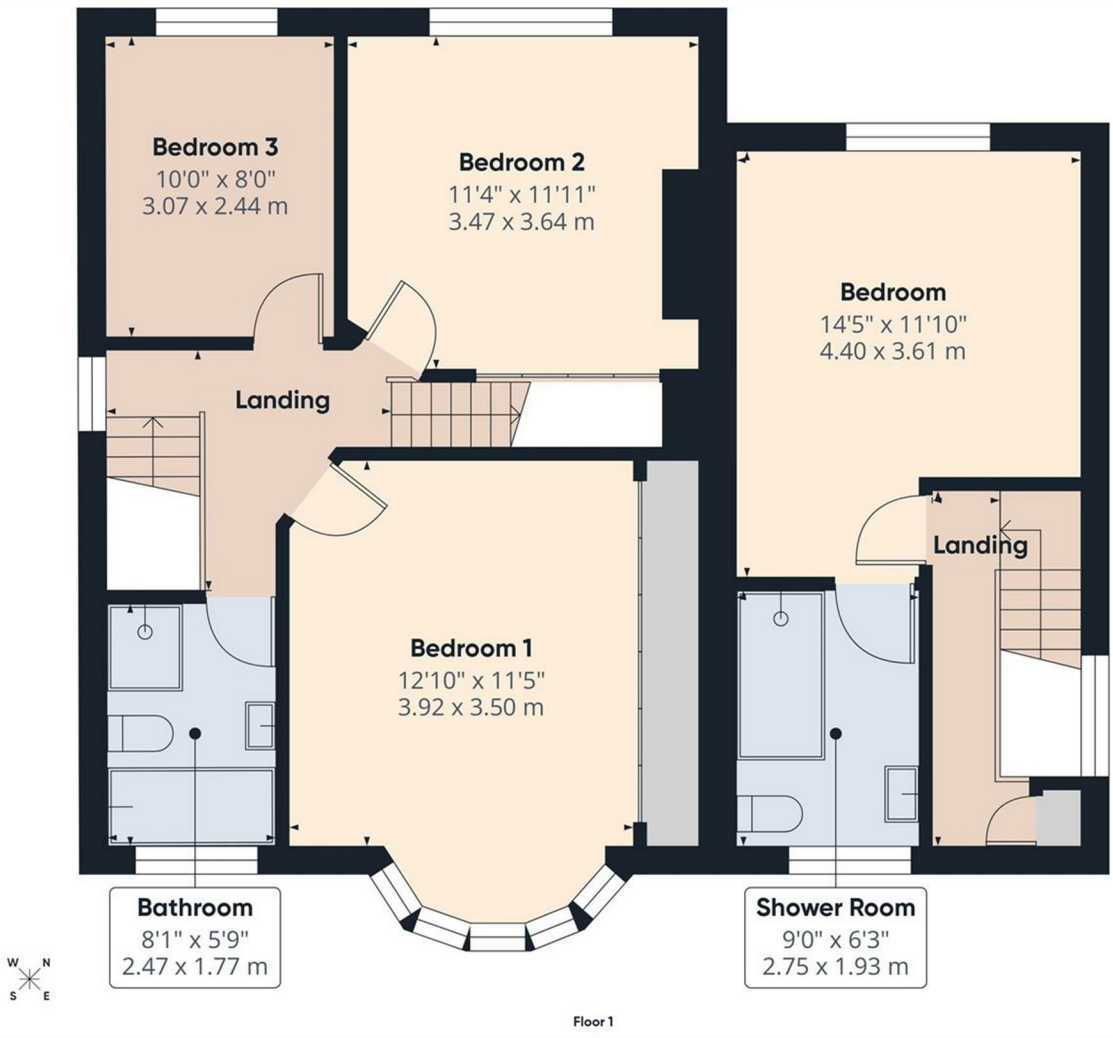
1177 ft²

109.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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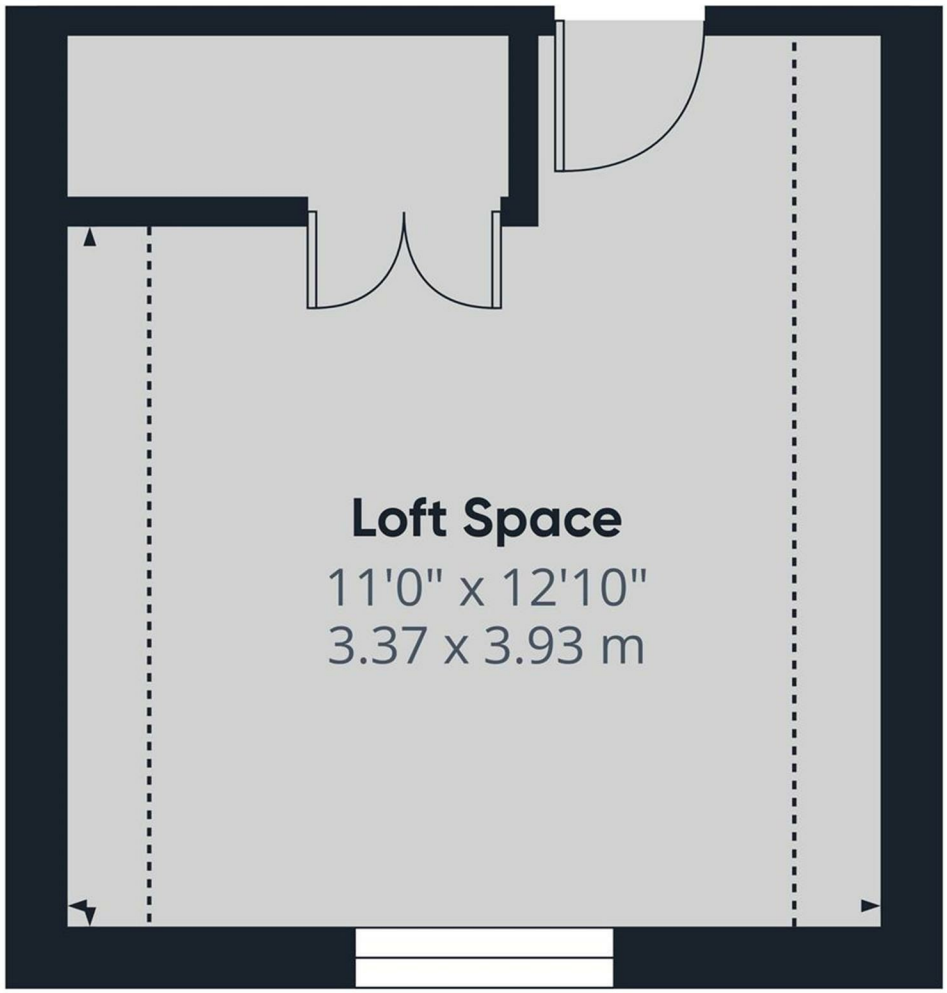



Approximate total area(1)
767 ft²
71.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

Approximate total area(1)
178 ft²
16.6 m²

Reduced headroom
31 ft²
2.9 m²

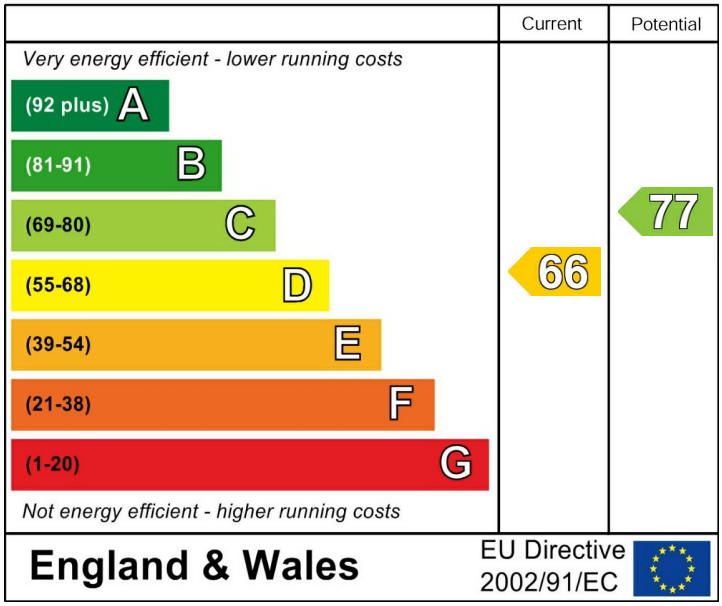
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

