

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*97 Harland Way, Cottingham, East Yorkshire, HU16 5PT*

- 📍 Significant Detached House
- 📍 5 Bedrooms
- 📍 Delightful Garden
- 📍 Council Tax Band = F
- 📍 Sought After Location
- 📍 Parking and Garage
- 📍 No Chain Involved
- 📍 Freehold/EPC = E

*Offers Around £410,000*



## INTRODUCTION

A significant 5 bedroomed detached house which enjoys a beautiful garden to the rear. Located in one of Cottingham's most desirable street scenes, this attractive home is well set back from the road and is offered with no chain involved, therefore an early completion is possible. The accommodation is depicted on the attached floorplan and briefly comprises a porch, hallway, lounge, conservatory, dining room, kitchen and downstairs W.C.. Upon the first floor are five bedrooms, the main with an en-suite shower room and there is a separate 5 piece separate bathroom. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. The rear garden is an absolute delight enjoying a westerly facing aspect and having many areas of interest.

## LOCATION

The highly regarded street scene of Harland Way runs from the A164 down into the village centre. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a southerly direction towards the iconic Humber Bridge. There is a bus stop directly opposite the property providing access to Cottingham Centre and Hessle. Cottingham also has its own mainline railway station with access to London Kings Cross. Cottingham High School and Sixth Form College is situated nearby. Good schooling both state and private is available for all ages.

## ACCOMMODATION

Residential entrance door to:

## PORCH

Internal door to:

## ENTRANCE HALL

A particularly spacious hallway with stairs leading up to the first floor.

## CLOAKS/W.C.

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

## LOUNGE

17'10" x 13'1" approx (5.44m x 3.99m approx)

Tiled fireplace housing a "living flame" gas fire. Double doors through to the conservatory.



## CONSERVATORY

15'0" x 8'2" approx (4.57m x 2.49m approx)  
Overlooking the rear garden with external access door leading out.  
Accessible from the kitchen and the lounge.



## KITCHEN

22'0" x 8'0" approx (6.71m x 2.44m approx)  
Having a range of fitted units, work surfaces, one and a half sink and drainer, integrated double oven, four ring gas hob with extractor hood above, fridge, freezer, washing machine, dishwasher and dryer. Windows to side and rear elevations. Door through to the conservatory.



## DINING ROOM

13'6" x 13'0" approx (4.11m x 3.96m approx)  
With tiled fireplace.



## FIRST FLOOR

## LANDING

Window to side, linen cupboard off.

## BEDROOM 1

13'7" x 13'0" approx (4.14m x 3.96m approx)

With fitted wardrobes, windows to front elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle.



## BEDROOM 2

13'0" x 12'0" approx (3.96m x 3.66m approx)

With an extensive range of wardrobes and drawers. Windows with central door to rear.



## BEDROOM 3

15'10" x 7'8" approx (4.83m x 2.34m approx)

With fitted wardrobes and cupboards. Window to rear elevation.



## BEDROOM 4

8'0" x 7'8" approx (2.44m x 2.34m approx)

Fitted wardrobes, window to front elevation.

## BEDROOM 5

7'10" x 7'7" approx (2.39m x 2.31m approx)

Window to front elevation.



## BATHROOM

With suite comprising bath, low level W.C., bidet, wash hand basin and separate large shower cubicle, tiling to the walls, heated towel rail.



## OUTSIDE

A driveway leads from Harland Way up to a parking forecourt and also provides access to the tandem length garage with an automatic up and over entry door. There is a garden area to the front. The rear garden is a delight. Enjoying a westerly aspect, the lawn is complimented by an array of well stocked borders and many areas of interest and colour.



## REAR VIEW



## *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.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

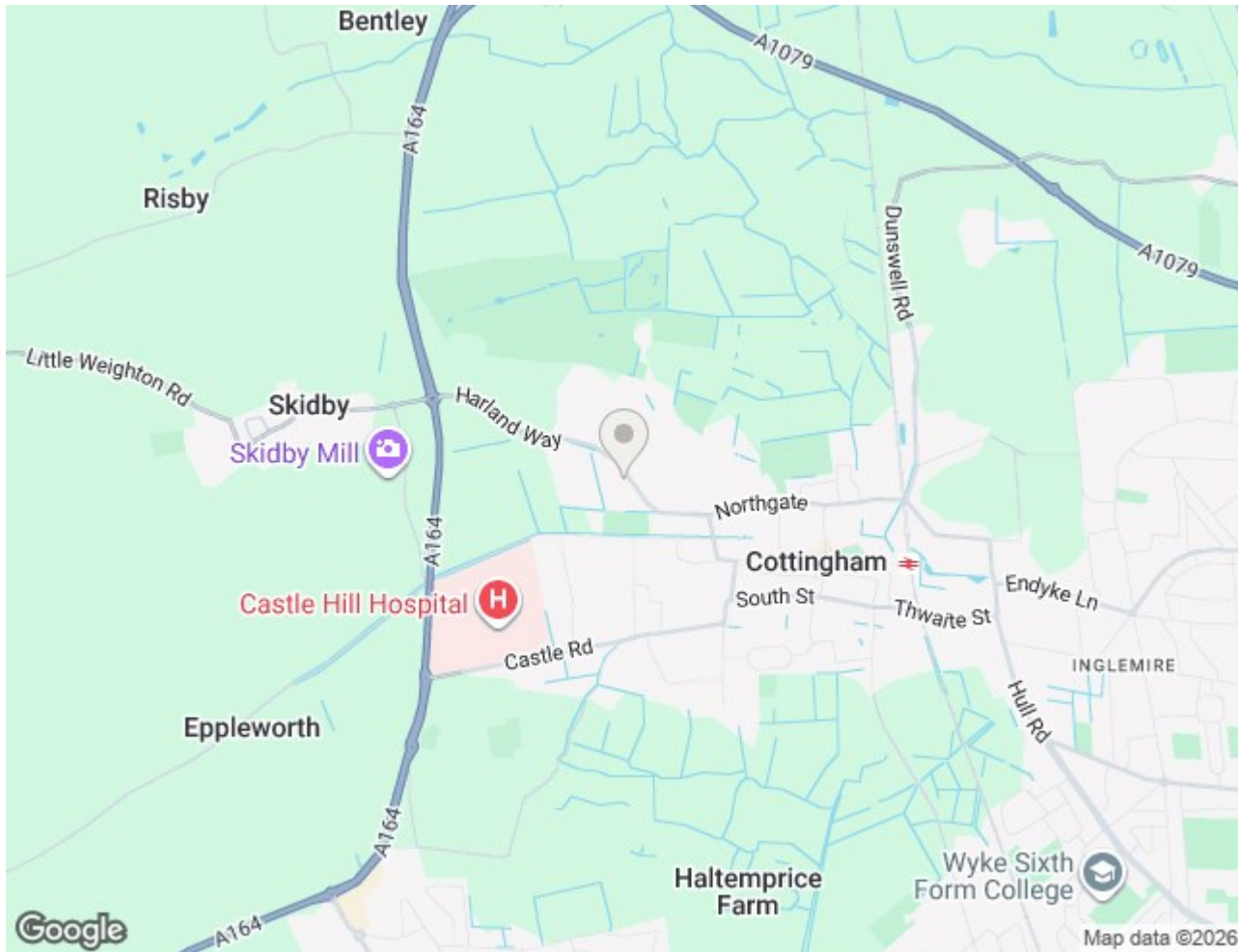
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## *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.

## *VALUATION SERVICE*

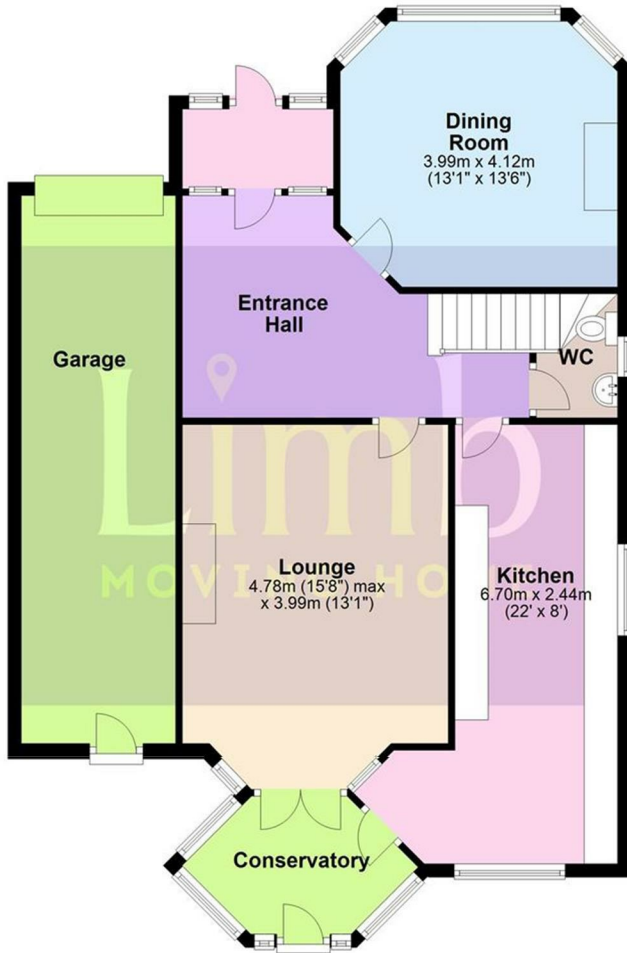
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





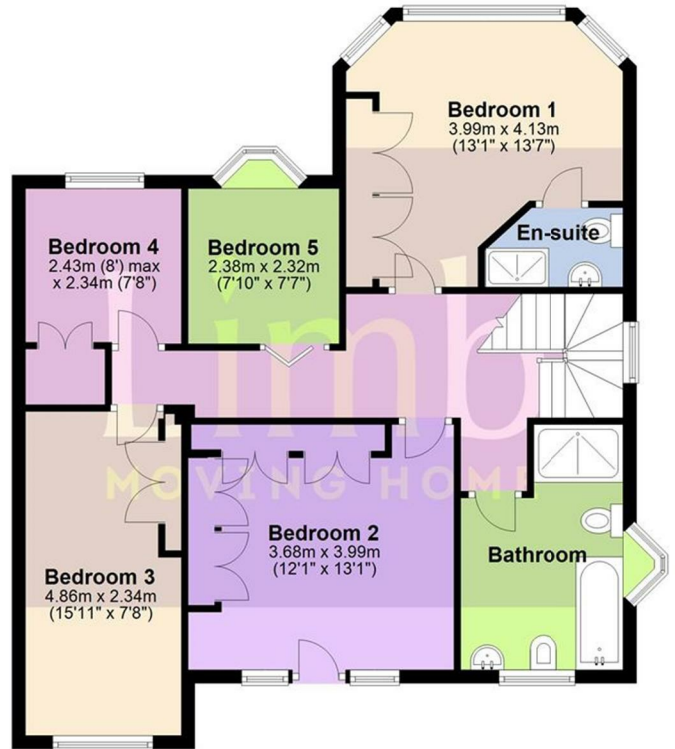
## Ground Floor

Approx. 100.1 sq. metres (1077.4 sq. feet)




## First Floor

Approx. 77.1 sq. metres (829.5 sq. feet)



Total area: approx. 177.2 sq. metres (1906.8 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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