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Limb
MOVING HOME



3 Rowley Road, Little Weighton, East Yorkshire, HU20 3XQ

- 📍 Detached Home
- 📍 Open Countryside Views
- 📍 Offers Great Potential
- 📍 Council Tax Band = C
- 📍 Beautifully Tended Gardens
- 📍 Drive & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£275,000

INTRODUCTION

Occupying an enviable position with uninterrupted views over open countryside to the rear, this two-bedroom detached home is offered for sale with no onward chain. The property presents a wonderful opportunity for those looking to modernise a home to their own taste while enjoying a tranquil setting. The ground floor accommodation comprises an entrance hallway, a spacious dual-aspect lounge that fills with natural light, a breakfast kitchen, and a modern shower room.

The first floor features two well-proportioned bedrooms, with the second bedroom benefiting from its own W.C. Externally, the property is set back with a lawned front garden and a driveway providing off-road parking and access to the single garage. The rear garden is a standout feature, boasting neatly tended lawns and established shrubbery, all set against a beautiful rural backdrop. This is a rare chance to acquire a detached home in a scenic location with excellent potential for improvement.



LOCATION

Little Weighton is a hidden gem of the East Riding, nestled in an elevated position within the rolling landscape of the Yorkshire Wolds. As one of the more secluded villages in the region, characterised by its close-knit community, it provides a peaceful and secure residential setting that is highly prized by those seeking a rural retreat without feeling isolated from nearby hubs.

In the centre of the village is the popular Black Horse public house, a traditional village inn known for its warm welcome and local character. While the village preserves a tranquil pace, more extensive retail, and leisure facilities—including major supermarkets and independent shops—are easily accessible in the neighbouring villages of Cottingham and Willerby, which are just a short drive away.

The village is home to a highly regarded primary school and falls within the catchment for the well-respected Cottingham High School and Sixth Form College. Furthermore, additional independent schooling options are within easy reach, ensuring a high-quality educational journey for local students.

Little Weighton provides good regional connectivity for those who value a tranquil setting without sacrificing accessibility. The village is well-positioned for commuters, with easy access to the A164 to Beverley or Hessle and the A63/M62 corridor. For rail travel, the nearby station at Cottingham offers frequent services to Hull, Beverley, and York.

Accessibility to key destinations includes:

- Cottingham: Approx. 4 miles
- Beverley: Approx. 7 miles
- Hull City Centre: Approx. 9 miles
- York: Approx. 31 miles

Beyond the immediate vicinity, the village serves as a direct gateway to some of the most stunning walking and cycling trails in the county, including scenic routes through Nut Wood and Raywell. This blend of quintessential village charm and modern accessibility truly encapsulates the best of East Yorkshire life.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



ENTRANCE HALLWAY

With staircase leading up to the first floor.



LOUNGE

With electric stove and windows to the front and rear elevations.





BREAKFAST KITCHEN

With fitted units, laminate worktops, sink and drainer, oven and hob. The washing machine, fridge/freezer and mini fridge are included. Windows to side and rear elevations. External access door to rear.



SHOWER ROOM

With modern suite comprising a walk in shower, wash hand basin and low flush W.C. Tiling to walls, heated towel rail and window to side.



FIRST FLOOR

LANDING

With window to side.

BEDROOM 1

With fitted wardrobes and window to the side elevation.



BEDROOM 2

With fitted wardrobe and drawers. Window to the side elevation.



W.C.

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

OUTSIDE

The property occupies an attractive plot with garden and driveway to the front leading to the single garage. The rear garden is a particular highlight with stunning open countryside views. The well tended lawns are interspersed with mature shrubs and there is a raised seating area directly adjoining the rear of the house - the ideal space to enjoy the view!



REAR VIEW



HEATING

The property has the benefit of oil fired 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 C. 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

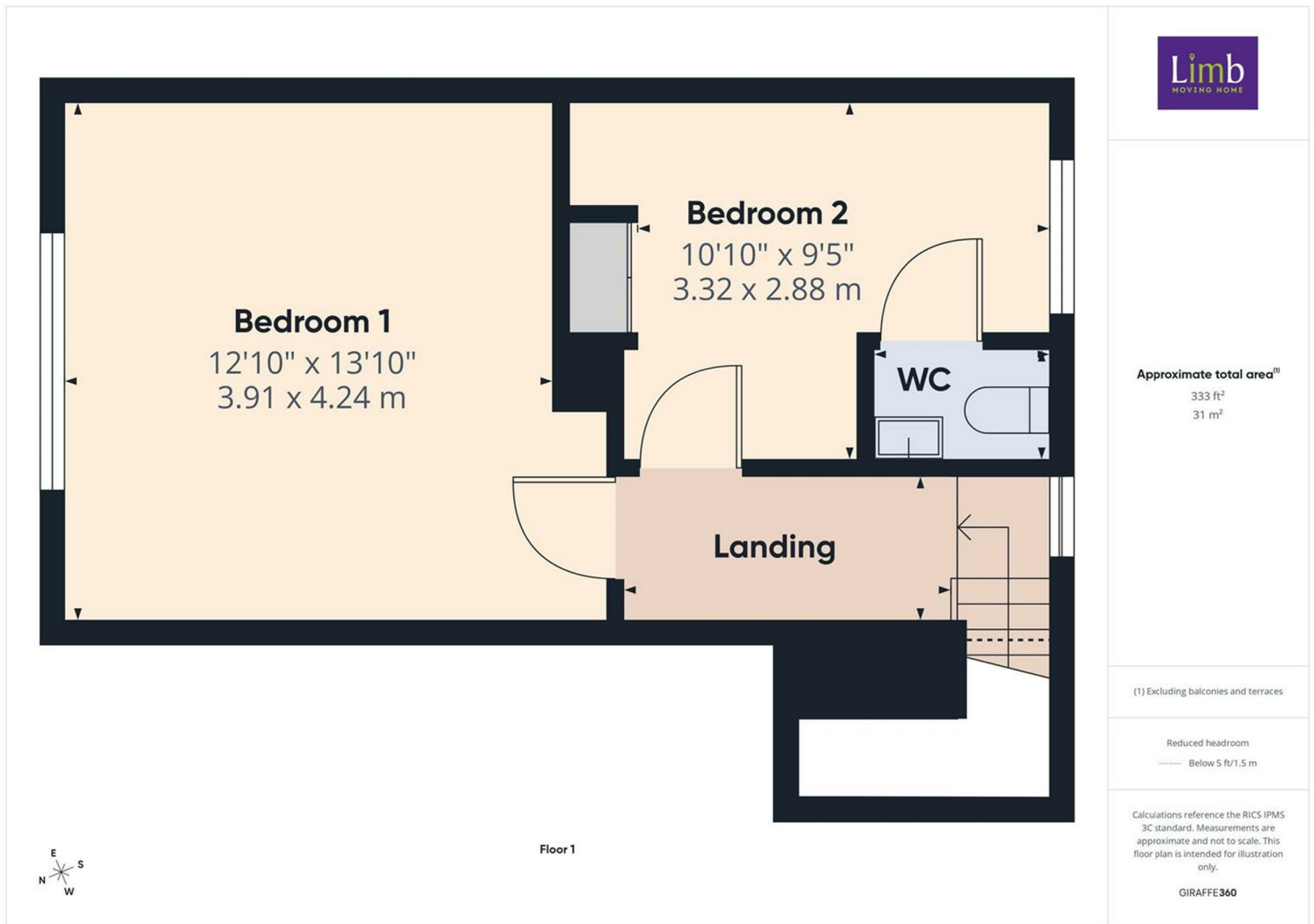
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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		71
(55-68) D	57	
(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	