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Matthew  
**Limb**  
MOVING HOME



*23 The Spinney, Cottingham, Yorkshire, HU16 5AU*

- 📍 Fabulous Bungalow
- 📍 Move Straight In!
- 📍 New Fixtures and Fittings
- 📍 Two Double Bedrooms
- 📍 Stunning Kitchen
- 📍 Vaulted Day Room
- 📍 Gardens & Garage
- 📍 EPC = E

**£279,995**

## INTRODUCTION

Looking for a first class bungalow which is ready to move straight into, well this could be the one. Situated in a cul-de-sac setting close to the village centre this semi-detached property provides a stunning range of immaculately presented accommodation with an array of brand new fixtures and fittings. Features include a fabulous kitchen with a vaulted ceiling day room extension which leads out to the garden. There are two double bedrooms, stylish shower room and a rear lounge which overlooks the attractive garden. Complete with new carpets/flooring and blinds, the accommodation boasts gas fired central heating to radiators and uPVC framed double glazing.

Outside there is a long block set driveway providing excellent parking and access to the single garage. The remainder of the front garden is set to gravel and a feature border bounded by a low level brick wall. The rear garden combines an extensive patio area and a lawn, bounded by new fencing to the borders.

## LOCATION

The Spinney is a residential cul-de-sac situated off Oakdene, South Street close to Cottingham Centre, easy access is therefore provided to the excellent range of facilities that Cottingham has to offer including a number of shops, amenities and well reputed schooling. Cottingham has its own railway station and is conveniently placed for travel to Hull City Centre and the nearby market town of Beverley.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With recessed down lighters, access to roof void.

### LOUNGE

11'8" x 15'6" approx (3.56m x 4.72m approx)

Measurements into bay window to rear elevation. The focal point of the room is a Quartz fire surround housing a living flame gas fire.





## KITCHEN

12'5" x 11'1" approx (3.78m x 3.38m approx)

This room is open plan in style through to the day room. The kitchen has an extensive range of brand new base and wall mounted units with work surfaces and integrated appliances include a double oven, four ring gas hob with hood above, fridge freezer, and dishwasher. There is plumbing for an automatic washing machine.



## ALTERNATIVE VIEW



## DAY ROOM/DINING ROOM

14'2" x 9'10" approx (4.32m x 3.00m approx)

Arranged in an open plan style off the kitchen this stunning room has a vaulted ceiling with double doors leading out to the rear garden.



### *BEDROOM 1*

12'10" x 12'7" approx (3.91m x 3.84m approx)

With bow window to front elevation. Fitted modern wardrobes with sliding doors.



### *BEDROOM 2*

12'7" x 11'0" approx (3.84m x 3.35m approx)

With bow window to front elevation, fitted modern wardrobe with sliding doors.



### *SHOWER ROOM*

Brand new fittings comprising a corner shower cubicle, wash hand basin with drawers below, low level W.C., tiling to the walls, recessed downlighters to the ceiling.



## OUTSIDE

Outside there is a long block set driveway providing excellent parking and access to the single garage. The remainder of the front garden is set to gravel and a feature border bounded by a low level brick wall. The rear garden combines an extensive patio area and a lawn, bounded by new fencing to the borders.



## ALTERNATIVE VIEW



## REAR VIEW OF THE PROPERTY



## 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## 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.

## STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

£1,500,001 and over 12%

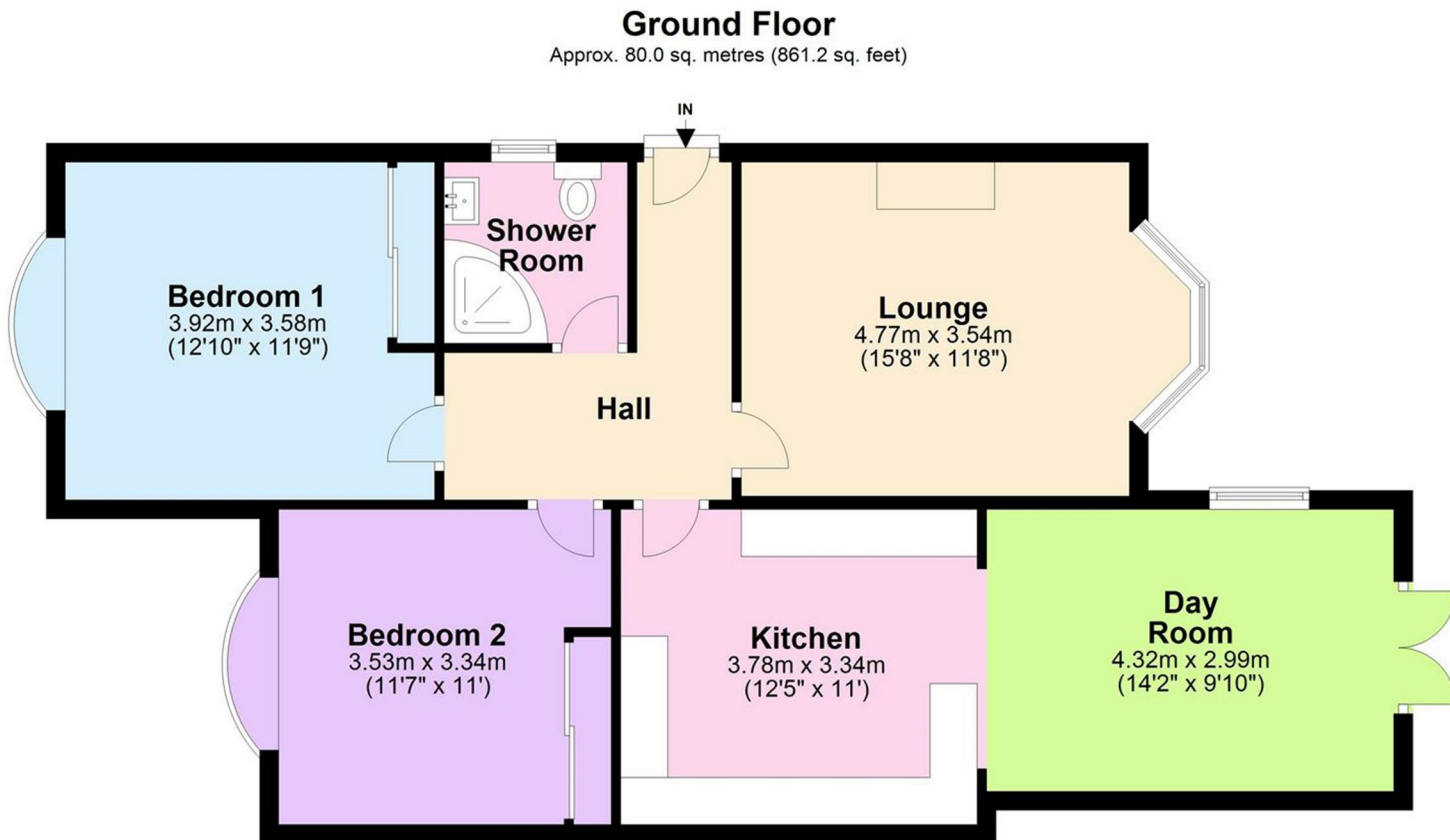
Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....






Total area: approx. 80.0 sq. metres (861.2 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	47	83
<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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	41	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	