

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF  
T: 01482 669982 F: 01482 669984  
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*64 Southwood Road, Cottingham, East Yorkshire, HU16 5AH*

- 📍 Traditional Det. Bungalow
- 📍 Redevelopment Opportunity
- 📍 Site of approx. 0.43 acres
- 📍 Currently 3 Bedrooms
- 📍 Requires Modernisation
- 📍 Great Potential
- 📍 Sought after Location
- 📍 EPC = G

**£250,000**



## *INTRODUCTION*

A great opportunity for redevelopment or refurbishment is available with the acquisition of this very interesting property. The plot extends to around 0.43 acres with established gardens housing a double fronted traditional detached bungalow. Whilst of generous proportions the property does require a comprehensive programme of refurbishment, however given the size of the site there is potential for significant remodelling or redevelopment, subject to appropriate permissions. The bungalow stands centrally on the plot and has accommodation which briefly comprises lounge, sitting room, kitchen, pantry, three bedrooms, bathroom and WC. There is partial double glazing and gas fired central heating is installed. All mains services are connected to the property. Outside, the established gardens are mainly lawned and a driveway leads to the single garage. In all, a very interesting property which is situated in an extremely popular street scene.

## *LOCATION*

Southwood Road, Cottingham is an established and very popular street scene, ideally placed for travelling towards Beverley, the Humber Bridge or the motorway network. Cottingham offers an excellent range of shops and amenities, many of which are situated within the bustling centre. The well reputed schooling of Westfield Primary and secondary at Cottingham High School are located nearby and the village also has its own mainline railway station.

## *ACCOMMODATION*

Residential entrance door to:

## *ENTRANCE PORCH*

Internal door to:

## *CENTRAL HALLWAY*

Providing access to the principle rooms.

## *LOUNGE*

15'1 x 14'0 approx (4.60m x 4.27m approx)

Measurements plus deep bay window to the front elevation. Tiled fireplace.



### *SITTING ROOM*

15'1 x 15'0 approx (4.60m x 4.57m approx)  
Measurements plus bay window to the side elevation. Tiled fireplace.



### *KITCHEN*

11'6 x 12'10 approx (3.51m x 3.91m approx)  
Fitted with a selection of Formica units, sink and double drainer. Gas fired central heating boiler. External access door to rear.



### *PANTRY CUPBOARD*

There is a large pantry cupboard.

### *BEDROOM 1*

15'0 x 12'0 approx (4.57m x 3.66m approx)  
Deep bay window to front elevation. Tiled fireplace, wash hand basin.



### *BEDROOM 2*

15'0 x 10'0 approx (4.57m x 3.05m approx)  
Window to side elevation



### *BEDROOM 3*

9'6 x 9'6 approx (2.90m x 2.90m approx)  
Window to side elevation.

### *BATHROOM*

Bath and wash hand basin.

### *WC*

Low level WC.



*OUTSIDE*

The property has a plot of around 0.43 acre which enjoys established gardens set to lawns bounded by mature hedges and shrubbery. A long driveway gives access to the garage. There is also a greenhouse upon the site.



*OUTSIDE - ALTERNATIVE VIEW*



*REAR VIEW OF 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 F. 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 LAND TAX : TEMPORARY REDUCED RATES*

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

*VIEWING APPOINTMENT*

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

SELLERS NAME(S) .....







Total area: approx. 132.6 sq. metres (1427.1 sq. feet)

