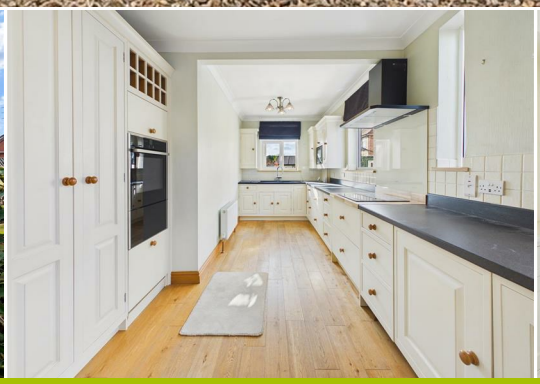
Welton Road, Brough, East Yorkshire, HU15 1AF

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info@limbestateagents.co.uk
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Limb
MOVING HOME









# *49 Dene Road, Cottingham, East Yorkshire, HU16 5PD*

- Semi-Detached House
- Popular Location
- Extended Accommodation
- Council Tax Band = D
- 3 Bedrooms
- Great Parking + Garage
- Viewing Recommended!
- Freehold/EPC = D

## *£288,000*

## *INTRODUCTION*

This lovely 3 bedroom semi-detached home is ready to move straight into as there is no forward chain. The property stands in a very popular location, well placed for schools and Cottingham's excellent amenities. The accommodation is depicted on the attached dimensioned floorplan, briefly comprises an open entrance reception/dining area, lounge, rear conservatory, bespoke fitted breakfast kitchen, cloak room and W.C. Upon the first floor are three bedrooms and a shower room. The accommodation has the benefit of gas central heating to radiators and uPVC double glazing. The property enjoys a wide frontage to Dene Road close to its junction with Eppleworth Road, and a driveway provides plenty of parking and turning space plus there is a single garage with workbench in situ. The rear garden has a sunny westerly facing aspect and is easy to maintain with a lawn and borders. Viewing is recommended.

## *LOCATION*

Dene Road is an attractive street scene which runs between Eppleworth Road and West End Road, close to Cottingham village centre. Cottingham has an excellent number of shops facilities and amenities along with well reputed schooling at nearby Westfield Primary School. Secondary schooling at Cottingham High School is also conveniently placed. Cottingham has its own railway station and is ideal for travelling towards Hull City Centre or the nearby market town of Beverley.

## *ACCOMMODATION*

A recessed open porch area has a pair of double doors opening to the entrance reception.

## *ENTRANCE RECEPTION*

A spacious entrance reception/dining area with stairs leading to the first floor off. There is also a very useful cloak room situated off.



## *W.C.*

With low level W.C., wash hand basin, tiled floor with underfloor heating, heated towel rail.

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

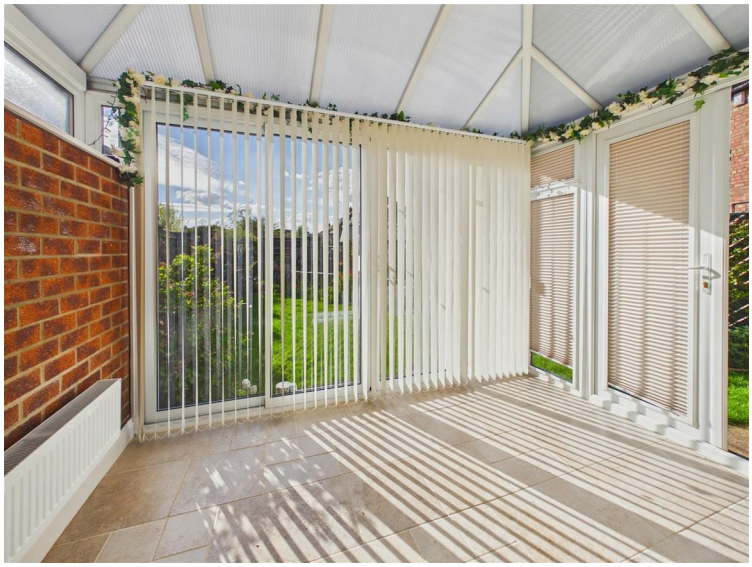
## *LIVING ROOM*

An attractive living room with feature stone fire surround with "living flame" gas fire, bespoke fitted cupboard to alcove. Patio doors through to conservatory.



## *CONSERVATORY*

Overlooking the rear garden with both double doors and sliding patio doors leading out to the garden. Tiled floor with underfloor heating, radiator for all year round use.



## *BREAKFAST KITCHEN*

Having an extensive range of bespoke handmade painted units with worksurfaces, also including pantry unit, and features such as a Neff oven and warming drawer, four ring induction hob with extractor hood above, integrated microwave, concealed washing machine and dryer. Double sink and drainer with mixer tap, tiled surround, windows to both side and rear elevations.



## *SIDE LOBBY*

With external access door and understairs storage cupboard situated off.

## *FIRST FLOOR*

## *LANDING*

A spacious landing with windows to both front and side elevations. Access to roof void. Storage cupboard off.

## *BEDROOM 1*

A double bedroom with built in wardrobes and window to rear.



## BEDROOM 2

Window to rear.



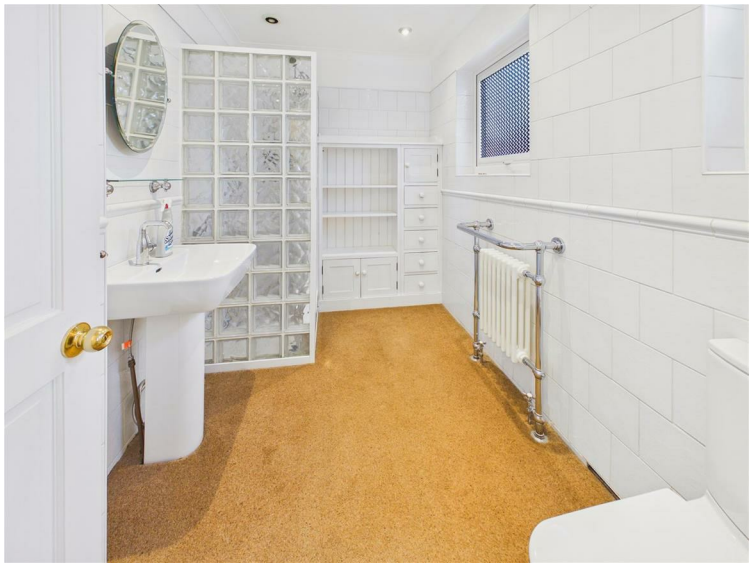
## BEDROOM 3

A double bedroom with window to front elevation.



## SHOWER ROOM

Attractive white suite comprising low level W.C., wash hand basin, shower area, tiled surround, heated towel rail.



## OUTSIDE

The property enjoys a wide frontage to Dene Road close to its junction with Eppleworth Road. There is a hedge to the front boundary and a driveway provides ample parking, turning area and access to the garage. Enjoying a westerly aspect, the garden is triangular in shape with a lawn and a variety of borders.







## REAR VIEW



## GARAGE

A good sized preconstruction garage with workbench in situ.

## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of 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.

## 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

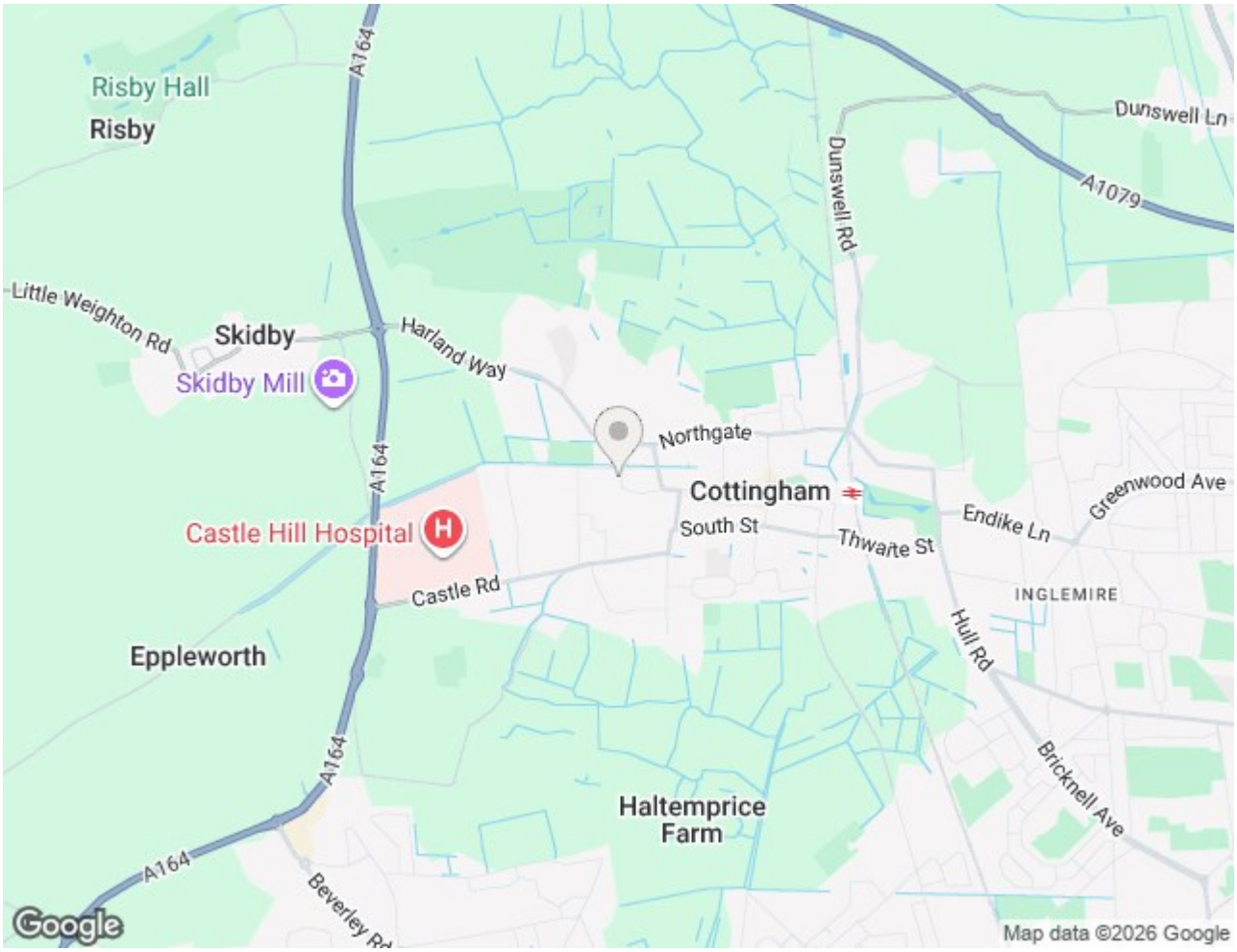
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

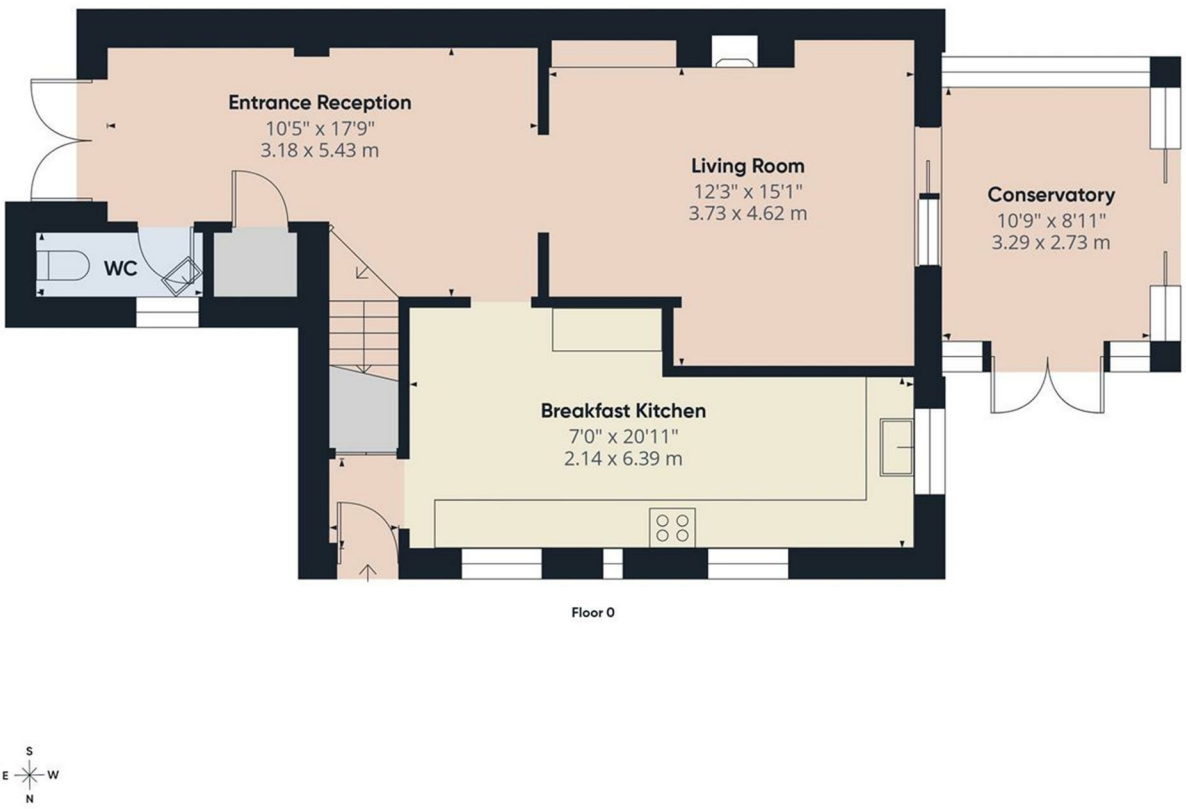
## PROGRESSING AN OFFER

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.


Risby Hall
Risby
A164
Dunswell Ln
A1079
Dunswell Rd
Little Weighton Rd
Skidby
Harland Way
Skidby Mill
Northgate
Cottingham
Castle Hill Hospital
South St
Thwaite St
Endike Ln
Greenwood Ave
Castle Rd
INGLEMIRE
Eppleworth
Hull Rd
Bricknell Ave
Haltemprice Farm
Beverley Rd
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Floor 0

**Approximate total area**(1)

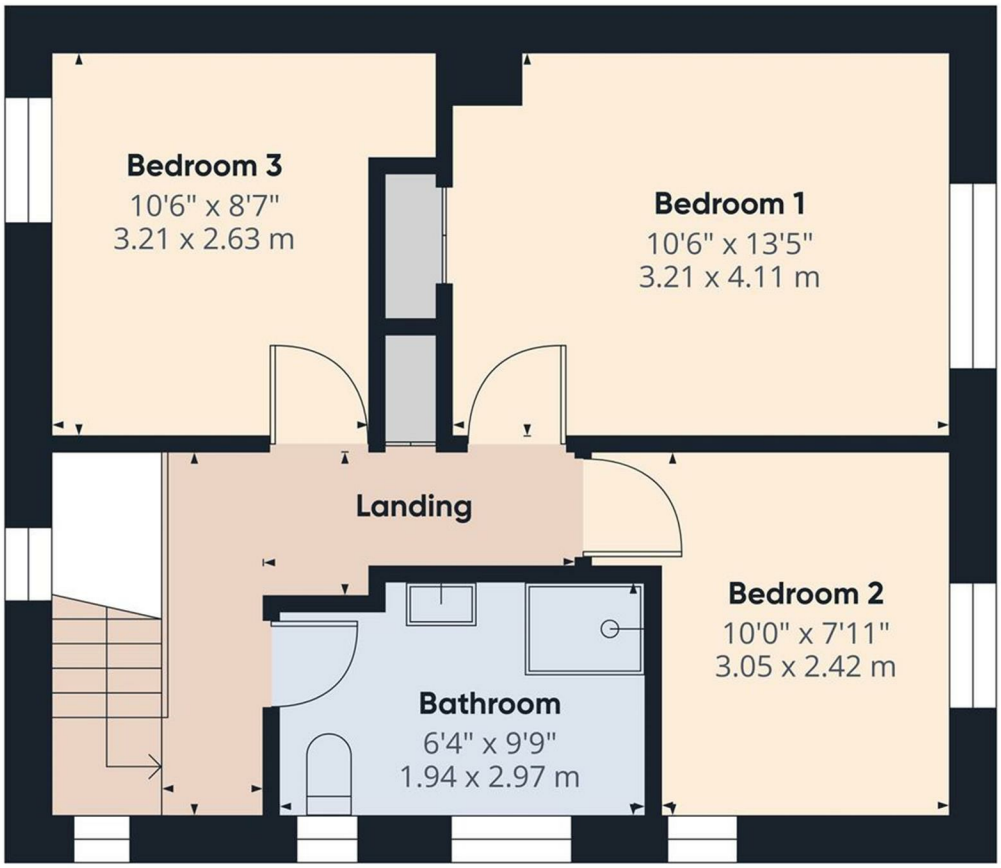
681 ft²

63.2 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 1

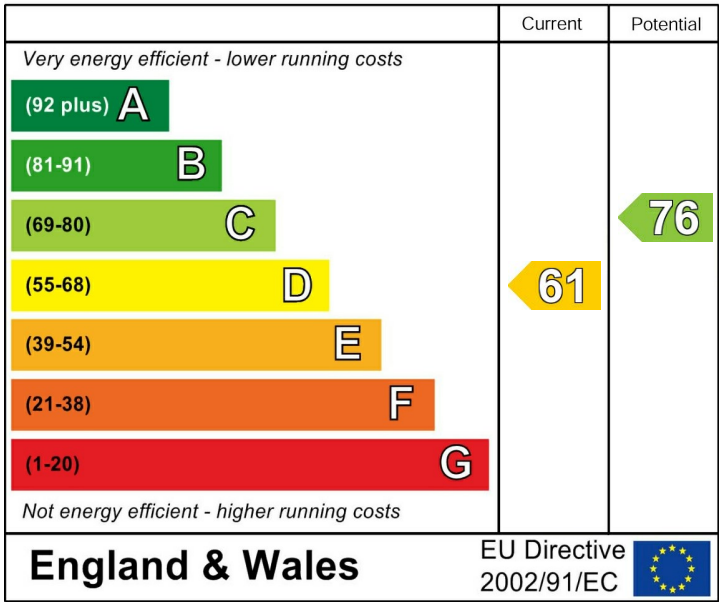
Approximate total area(1)
454 ft²
42.2 m²

(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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## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

