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**Limb**  
MOVING HOME



*10 Lund Avenue, Cottingham, East Yorkshire, HU16 5LL*

- 📍 Extremely Spacious
- 📍 Very Deceptive
- 📍 Great Living Space
- 📍 Council Tax Band = F

- 📍 Extended Kitchen
- 📍 3 Bedrooms
- 📍 Popular Cul-De-Sac
- 📍 Freehold/EPC = C

**£310,000**

## INTRODUCTION

"Truly deceptive" is certainly the correct introduction to this very spacious detached property which provides a versatile layout for an incoming purchaser. Situated in a popular cul-de-sac of Lund Avenue, off The Wolds, the property is ideal for a growing family and viewing is recommended. The accommodation is depicted on the attached floorplan and briefly comprises a grand living room, dining area, extended dining kitchen, day room, utility and cloaks/W.C.. Upon the first floor are three double bedrooms served by a 4 piece bathroom. The property has plenty of storage space and the accommodation benefits from gas fired central heating to radiators and majority uPVC framed double glazing. Gardens are set out for ease of maintenance being comprehensively block set, softened by mature borders. A driveway provides parking and access to the attached garage.

## LOCATION

Lund Avenue is a quiet residential cul-de-sac situated off The Wolds, Green Lane which runs between Castle Road and Eppleworth Road in the village of Cottingham. Situated to the west of the village centre, this a convenient position for access to the A164 leading to the Humber Bridge to the south or towards Beverley to the north. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. It is home to numerous properties of distinction and has many attractive street scenes. Cottingham also has its own main line railway station with direct access to London Kings Cross. Schooling for all ages is available.

## ACCOMMODATION

Double glazed entrance door to:

### ENTRANCE HALL

A large central hallway with staircase leading to the first floor off. There is also very useful cloaks/storage room.



### W.C.

With low level W.C., wash hand basin, tiled surround.

## LIVING ROOM

A particularly grand living room with wide double glazed bay window to front elevation plus further window to side. Brick faced chimney breast and side plinths with central "living flame" gas fire. A wide ornate archway allows access through to the dining area.



## DINING AREA

With serving hatch from the kitchen. A series of three single glazed windows to the side elevation.



## DAY ROOM (EX BED 4)

With sliding patio doors opening out to the rear. Feature fire surround housing electric fire.



## DINING KITCHEN

An extended family dining kitchen having a substantial range of fitted units with granite worksurfaces. Appliances include a double oven, hob with extractor hood above, dishwasher, fridge freezer and there is an undercounter one and a half sink with mixer tap. Double glazed bow window to rear elevation.



## UTILITY ROOM

With sink and drainer unit, plumbing for automatic washing machine and space for other appliances. Double glazed window and door to rear.

## LANDING

A very spacious landing with useful storage cupboard/wardrobes running the full length of one wall. Access to roof void.



## BEDROOM 1

A spacious double bedroom with built in wardrobes to two walls, matching dressing table and drawers, over bed cupboards and bedside display. Double glazed window to rear.



## BEDROOM 2

A large double bedroom with built in wardrobes, matching dressing table and drawers, double glazed window to front elevation.



## BEDROOM 3

With fitted wardrobes, cylinder cupboard to corner, double glazed window to side elevation.



## BATHROOM

Coloured suite comprising corner spa bath, low level W.C., wash hand basin and separate corner shower cubicle, tiled surround.



## OUTSIDE

The rear garden has been set out for ease of maintenance being comprehensively block set, softened by a range of established borders and hedging to the perimeter.



## 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 F. 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.





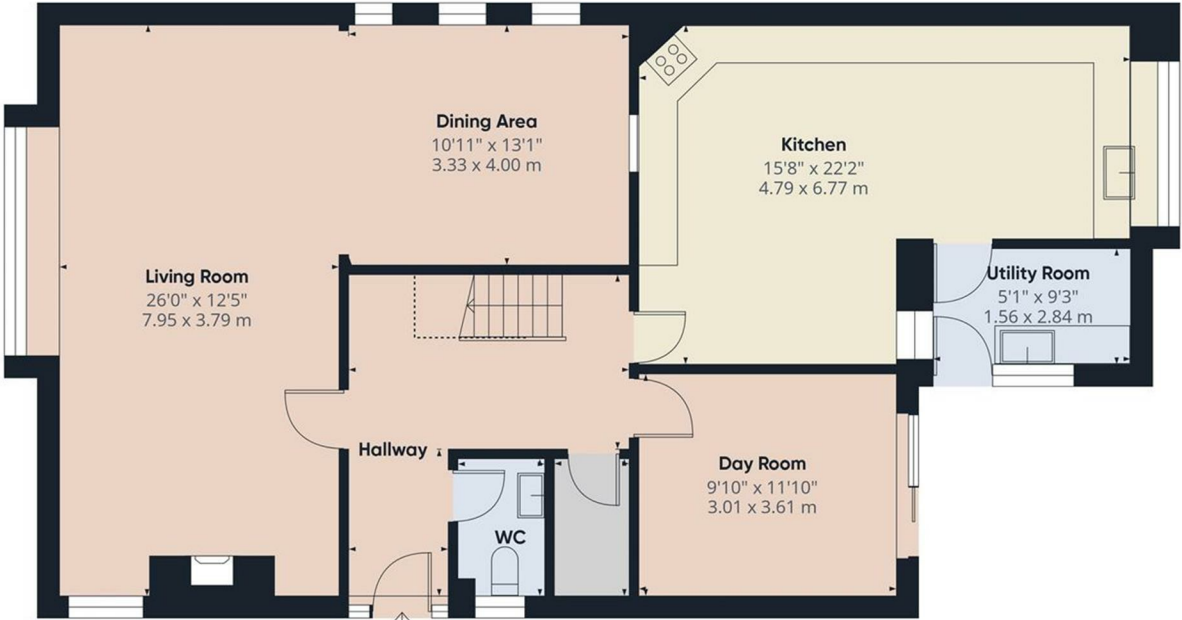
Approximate total area<sup>m</sup>  
1108 ft<sup>2</sup>  
102.9 m<sup>2</sup>  
Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

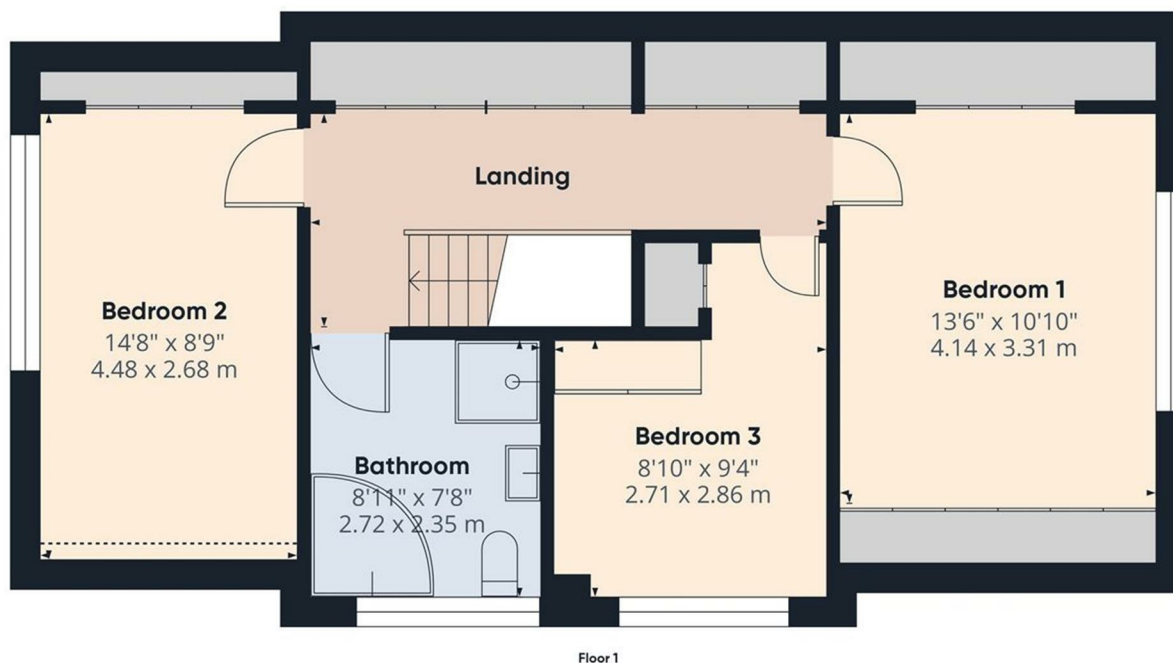
Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Approximate total area<sup>(1)</sup>

627 ft<sup>2</sup>

58.3 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 69                         | 75                                                                                |
| (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 |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |