



# QUICK&CLARKE

The Property Specialists

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**25 Beck Bank, Cottingham HU16 4LH**  
**£230,000**



- Traditional bay fronted end townhouse
- No onward chain
- Beautifully presented throughout
- Having undergone an extensive refurbishment program over recent years
- Two reception rooms
- Contemporary kitchen
- Downstairs w.c.
- Three fitted bedrooms and first floor luxury bathroom
- Private parking to front and enclosed garden
- EPC Rating: D Council Tax Band: B

This beautiful traditional bay fronted townhouse hides a stunning, luxurious refurbished interior to which only a viewing will fully appreciate.

With three fitted bedrooms, beautiful first floor bathroom, two reception areas to the ground floor, contemporary kitchen with built-in appliances, rear lobby and downstairs w.c.

Enclosed well maintained westerly facing garden and private parking to the front. An all round great property in a brilliant location - make this the top of your viewing list.

LOCATION

Beck Bank is located off South Street and Hallgate and lies within walking distance of the train station and ease of reach of the village centre and local schools and amenities.

Cottingham is listed as one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A composite door with glazed inserts leads into the entrance hallway with staircase leading to the first floor accommodation.

LOUNGE/DINING ROOM

23'5" x 16'8" decreasing to 13'5" (7.14m x 5.08m decreasing to 4.09m)  
uPVC double glazed walk-in window to the front elevation. To the dining area there is a uPVC double glazed window to the side elevation. Attractive wood laminate flooring, t.v. aerial point and access to the understairs storage cupboard which houses the utility meters.

KITCHEN

12'9" x 9'0" (3.89m x 2.74m)  
uPVC double glazed window to the rear elevation. Extensive range of modern fitted base and wall units with work surfaces and splashbacks. Bosch induction hob with stainless steel electric fan oven and stainless steel chimney extractor. Porcelain one and a quarter bowl sink unit with drainer and mixer tap. Space for fridge freezer and integrated dishwasher. Attractive lighting feature to kick boards.

REAR LOBBY

uPVC double glazed door to the rear elevation. Door into w.c./cloaks.

W.C./CLOAKS

Two piece modern suite in white, having wash hand basin and low level w.c.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation.

BEDROOM 1

9'11" plus bay to wardrobes x 9'3" to wardrobes (3.02m plus bay to wardrobes x 2.82m to wardrobes)  
uPVC double glazed walk-in bay window to the front elevation. Modern sliderobes with matching wardrobes provide hanging and storage facilities.

BEDROOM 2

11'2" x 7'11" maximum (3.40m x 2.41m maximum)  
uPVC double glazed window to the rear elevation. Fitted wardrobe providing hanging and storage facilities.

BEDROOM 3

7'8" x 6'8" (2.34m x 2.03m)  
uPVC double glazed window to the rear elevation. Modern sliderobes providing hanging and storage facilities.

BATHROOM

7'1" x 5'2" (2.16m x 1.57m)  
uPVC double glazed window to the front elevation. Superb modern three piece suite in white enjoys panelled bath, low level w.c. and pedestal hand wash basin. Tiled splashbacks to wet area and shower over the bath.

OUTSIDE

To the front of the property there is off street gravelled parking.

To the side of the property is a ten foot leading to the rear of the property.

The rear garden is beautifully tended and is of a westerly aspect with patio leading down to a lawned garden with modern timber fencing surrounding the perimeter. The rear garden offers a relatively good degree of privacy. Timber garden shed.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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