



The Parkway

Cottingham, HU16 5DR

- Semi Detached Home
- Loft Space
- Village Location
- Great Sized Garden
- Two Bedrooms
- Downstairs WC
- Walking Distance to Local Amenities
- Good Schools Nearby

Offers in excess of £170,000



Situated in the beautiful village of Cottingham, this attractive two-bedroom semi-detached property offers a fantastic opportunity for first-time buyers, downsizers or investors looking for a low-maintenance home in a prime village setting.

Positioned on The Parkway, the house enjoys convenient access to local shops, schools, transport links and the excellent amenities Cottingham is known for.

The ground floor features a bright and welcoming lounge with ample natural light, leading through to the kitchen which provides space for dining. The rear door provides access to the rear yard area and through to the downstairs WC.

Upstairs, there are two well-proportioned bedrooms along with a contemporary family bathroom. The property also benefits from a versatile loft space, ideal for storage or potential use as a hobby area (subject to any necessary regulations).

Externally, the home boasts a generous garden to the front of the property and a smaller area to the rear, along with off-street parking on the driveway to the side of the property.

The house is situated in a quiet area, making it an excellent choice for families or individuals looking for a serene environment. The village location enhances the appeal, offering a sense of community while still being within easy reach of local amenities.

Local schools include Westfield Primary and Bacon Garth Primary. Cottingham High School is the providing Secondary School.

Cottingham is five miles from Hull and six miles from Beverley, boasting excellent transport links by road, rail, and bus.



Entrance Hall

Entering the property via uPVC front door, the entrance hall consists of laminate flooring and a radiator. Along with stairs leading the first floor, door leading to the lounge and door leading to the kitchen.

Lounge

14'4" x 10'10"

Brightened by three uPVC windows, this great sized spacious lounge is filled with natural light and provides a cosy area for relaxing. With laminate flooring, radiator and feature electric fireplace.

Kitchen / Diner

8'1" x 20'3"

Offering a light and practical space for cooking and dining, this kitchen features a range of fitted units with wooden work surfaces and a tiled splashback. The room is complemented by ample cabinetry for storage and sufficient space for a dining table that comfortably seats several people. With laminate flooring, radiator and door leading to the porch for the rear garden and downstairs WC.

Bedroom 1

12'4" x 8'10"

Featuring fitted wardrobes, laminate flooring, radiator and two uPVC windows, this well-proportioned bedroom allows ample natural and provides plenty of space for bedroom furniture.

Bedroom 2

8'4" x 13'10"

Great-sized second bedroom, with storage cupboard, laminate flooring, radiator and uPVC window.

Bathroom

5'4" x 7'2"

Fully tiled contemporary bathroom which creates a clean and fresh look. It features a white three-piece suite including a bath with shower, pedestal hand wash basin, and WC. A frosted window allows natural light while maintaining privacy, and a heated towel rail adds a practical touch. With vinyl flooring and extractor fan.

Loft Space

15'1" x 8'3"

Boarded loft space providing a versatile area under a sloping ceiling.

Rear Garden

Rear yard area with pebbled area with border, and gate access to the driveway.

External

The property comprises a large fenced front garden and driveway for off street-parking.

Additional Information

- Tenure type - Freehold
- Local Authority - East Riding of Yorkshire
- Council tax band - B
- Energy performance certificate rating (EPC) - D
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

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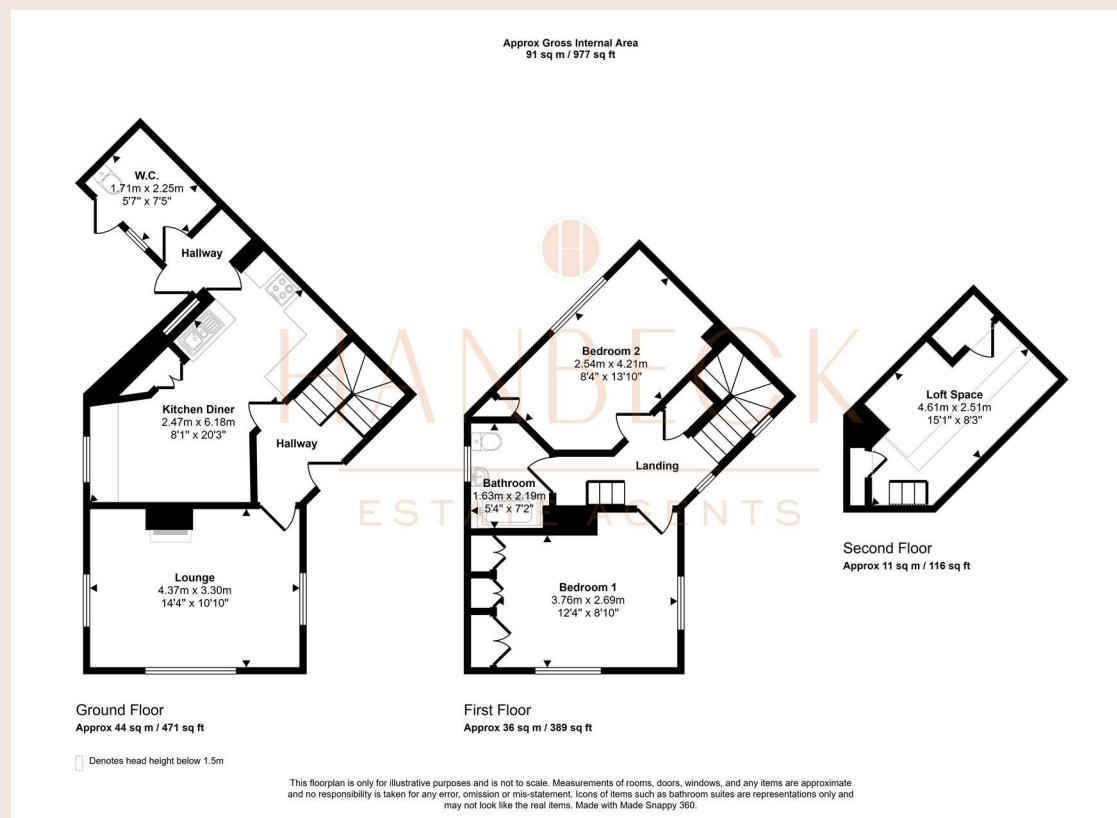
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Local Authority **East Riding Council**
Council Tax Band **B**
EPC Rating **D**



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