



The Avenue, Crescent Street Cottingham, HU16 5QT

- Two Bedrooms
- Beautifully Presented Throughout
- Off-Street Parking
- Walking Distance to Local Shops & Amenities
- Quiet Village Location
- End-Terraced Home
- Modern Kitchen Diner
- Great Transport Links
- Perfect for First-Time Buyers
- Viewing Absolutely Essential

Asking price £180,000



Situated in the highly sought-after village of Cottingham, this beautifully presented two-bedroom end-terrace home offers stylish accommodation within easy walking distance of the vibrant village centre.

Upon entering the property, you are welcomed into a bright and inviting lounge, with stairs leading to the first floor. To the rear, the modern and contemporary kitchen/diner provides an excellent space for both everyday living and entertaining, with a stylish finish and room for dining.

Upstairs, the property boasts two generously sized bedrooms and a beautifully appointed shower room, finished to a high standard.

Externally, the low-maintenance rear garden is fully paved and features a useful storage shed. A rear gate provides convenient access to the off-street parking space, offering the added benefit of private parking.

Cottingham is one of the East Riding's most desirable villages, renowned for its welcoming community and excellent range of independent shops, cafés, bars, restaurants, and local amenities, all within easy reach. The village also benefits from excellent transport links, with regular bus services and a railway station within walking distance, making commuting to Hull, Beverley, and beyond both convenient and straightforward.

With its combination of stylish accommodation, private parking, and a fantastic village location, this delightful home is ideal for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended to fully appreciate all this lovely home has to offer.



Lounge

11'3" x 12'3"

This inviting lounge offers a spacious and bright area for relaxation, featuring a large window that floods the room with natural light. The soft grey carpet and neutral walls create a calm atmosphere, complemented by the contemporary electric fireplace set against a subtle accent wall.

Kitchen Diner

14'1" x 10'4"

A modern kitchen diner featuring sleek high-gloss cabinets with integrated appliances and ample workspace beneath tiled splashbacks. The wood-effect laminate flooring adds warmth, and the space is naturally lit by the window and double glazed doors that leads to the rear garden. There is ample room for a dining table, creating a practical yet stylish area for cooking and dining.

Bedroom 1

13'11" x 10'8"

A bright bedroom with a large window overlooking the front, filling the room with natural light. The space is comfortably arranged and has built-in wardrobes providing ample storage. Neutral colours and soft carpeting add to the restful feel of the room.

Bedroom 2

6'9" x 10'6"

A well-proportioned second bedroom enjoying natural light from a rear-facing window. The room is simply decorated with neutral tones and carpeted flooring, suitable for use as a guest room, nursery or home office.

Shower Room

6'7" x 7'5"

This shower room is finished with modern tiling on the walls and floor, creating a clean and contemporary look. It features a walk-in shower with glass screen, a wall-mounted basin vanity unit with storage, and a toilet. A frosted window provides natural light and ventilation while maintaining privacy.

Rear Garden

The rear garden offers a low-maintenance paved patio area enclosed by painted walls and fencing, providing a private outdoor space. The garden is accessible through the kitchen diner door and is ideal for relaxing or outdoor dining, and has a gate at the rear leading to a single parking space.

Additional Information

- Tenure Type - Freehold

- Local Authority - East Riding of Yorkshire
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - Awaiting Rating
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations

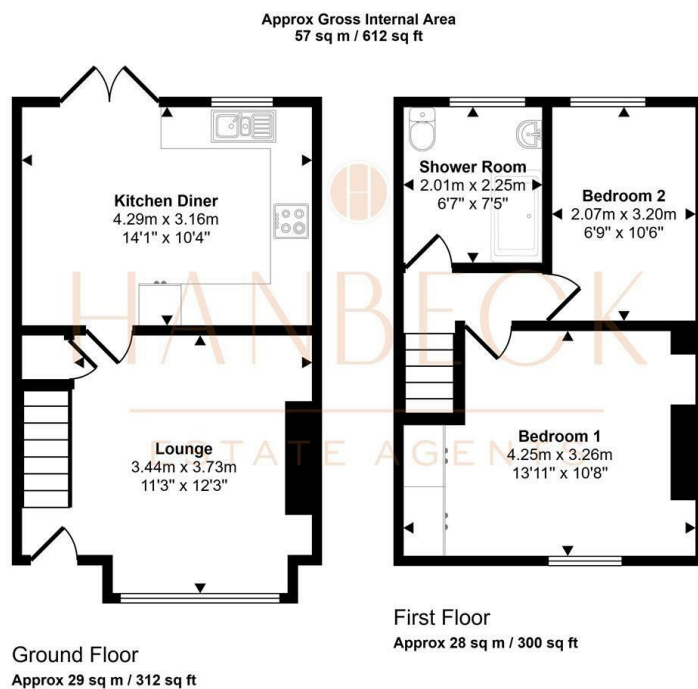
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **East Riding of Yorkshire**
Council Tax Band **B**
EPC Rating



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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