



Quick & Clarke

PROPERTY SPECIALISTS

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21 Link Road, Cottingham HU16 5AX
Offers Over £220,000

- Modernised semi-detached house
- Close to village centre
- Superbly presented throughout
- Turn-key opportunity
- Lounge with log burner
- Modern fitted kitchen
- uPVC double glazing and gas central heating
- Private driveway parking & Low maintenance gardens
- Viewing is a must!
- EPC Rating: D. Council Tax Band: B

Located on Link Road, on the corner of Oakdene, in the charming village of Cottingham, this modernised semi-detached house offers a delightful living experience, perfect for those seeking convenience and comfort. Spanning an impressive 872 square feet, the property is superbly presented throughout, providing a turn-key opportunity for prospective buyers.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a well-appointed lounge dining room. This inviting space features a cosy log burner and French doors that open out to the garden, creating a seamless connection between indoor and outdoor living. The modern fitted kitchen is a highlight, equipped with a built-in oven and hob, making it a joy for any home cook.

The first floor boasts two generously sized double bedrooms, ensuring ample space for relaxation and rest. A modern fitted shower room completes this level, offering modern amenities for everyday convenience.

Outside, the property features a private driveway that provides off-street parking for several vehicles, a valuable asset in today's market. The rear and side gardens are designed for low maintenance, allowing you to enjoy the outdoors without the burden of extensive upkeep. These outdoor spaces are perfect for entertaining guests or simply unwinding in the fresh air.

With its prime location near village centre amenities and its modern features, this property is a must-see. Viewing comes highly recommended to fully appreciate all that this lovely home has to offer.

LOCATION
Located on the corner of Oakdene which lies within walking distance of the village centre.

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 College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
An attractive anthracite double glazed door opens into:

ENTRANCE HALLWAY
13'1" x 6'8" (3.99m x 2.03m)
Wood laminate flooring and staircase leading to the first floor accommodation.

LOUNGE/DINING ROOM
22'5" x 14'11" decreasing to 8'5" (6.83m x 4.55m decreasing to 2.57m)
uPVC double glazed window to the front elevation and uPVC double glazed French doors opening out into the rear garden, attractive wood laminate flooring, fireplace with oak mantel above and log burner fitted. TV aerial point.

KITCHEN
10'4"x 9'5" (3.15mx 2.87m)
uPVC double glazed window to the rear elevation, attractive anthracite composite door leading into the garden, an extensive range of ivory gloss base and wall cupboards with work surfaces and tile splashbacks, one and a quarter bowl sink unit, double electric fan oven, gas hob and chimney extractor, space and plumbing for washing machine and space for fridge freezer.

FIRST FLOOR

LANDING
8'8" x7'4" (2.64m x2.24m)
uPVC double glazed window to the side elevation, storage cupboard and access to loft.

BEDROOM 1
16'1" decreasing to 13'8" x 9'5" (4.90m decreasing to 4.17m x 2.87m)
Two uPVC double glazed windows to the front elevation and a full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
10'10" x 10'1" (3.30m x 3.07m)
uPVC double glazed window to the rear elevation.

SHOWER ROOM
8'7" x 5'4" (2.62m x 1.63m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising large walk-in shower cubicle, pedestal wash hand basin and low level w.c. beautifully complemented with tiled splashbacks to wet areas.

OUTSIDE
To the front of the property there is a block sett driveway behind wrought iron gates which provides off-street parking and leads to the low maintenance gardens. This could easily be altered to provide even further additional parking.

The low maintenance rear garden is split into two zones with a garden area directly beyond the property having a patio leading down to astro turf and a path leading to the head of the garden and timber fencing. To the side there is further astro turf and a seating area enjoying all aspects of the outdoors.

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



VIEWS 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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