



Edmond Close Cottingham, HU16 5LX

- Three Bedroom Semi-Detached Home
- Modern & Sleek Throughout
- Downstairs WC
- Great Transport Links
- Ideal for First Time Buyers
- Fantastic Peaceful Location
- Private Side Driveway
- Wonderful Schools Nearby
- Close to Cottingham Village Centre
- Viewing Highly Recommended

Offers in excess of £220,000





A beautifully presented three-bedroom semi-detached home situated in a pleasant residential cul-de-sac on Edmond Close in Cottingham.

This attractive property is well maintained and nicely finished throughout, offering a move-in-ready opportunity ideal for families, first-time buyers, or downsizers alike.

The accommodation briefly comprises a welcoming entrance hall, convenient downstairs WC, a bright and comfortable lounge, and a modern fitted kitchen with ample dining space overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a side driveway providing off-street parking, along with a neat front aspect and an enclosed rear garden — perfect for relaxing or entertaining.



Situated in a peaceful area, this home benefits from a sense of community while being close to local amenities, schools, and transport links. The modern construction ensures energy efficiency and low maintenance, allowing you to enjoy your new home without worry.

With its appealing design and practical features, this property is a wonderful opportunity for anyone looking to settle in Cottingham. Do not miss the chance to make this delightful property your new home!

Entrance Hall

Accessed via solid composite front door, the entrance hall area is decorated in calming tones, has carpet flooring and a small uPVC window providing natural light. There is a door leading to the downstairs WC and a door leading to the lounge.

Lounge

11'8" x 18'3"

The lounge is a spacious room with a soft, neutral carpet underfoot and calming grey-toned walls. There is a door leading to the kitchen and staircase leading to the first floor. The subtle decor and natural light provided by the uPVC window enhance the sense of space, creating a warm and inviting atmosphere for relaxing or entertaining.

Kitchen / Diner

15'5" x 8'10"

The kitchen / diner is bright and contemporary, featuring a stylish herringbone floor that adds a touch of texture to the space. Taupe wall and base units provide ample storage, elegantly arranged around integrated appliances including an oven and gas hob. French doors open out to the garden, allowing plenty of light to flood in and offering easy access to outdoor space.

Downstairs WC

The WC is neatly tucked away and features contemporary grey tiling halfway up the walls contrasted with white paint above. It includes a wall-mounted toilet and a small hand wash pedestal basin with a modern chrome tap, all arranged efficiently to maximise the compact space. With vinyl flooring and a small wall mounted radiator.

Bedroom 1

8'2" x 12'5"

Gorgeous restful retreat, positioned to the rear of the property, with a built-in wardrobe with sliding doors providing practical storage without encroaching on the bedroom space. A window allows natural light to brighten the room enhancing the cosy and calm feel of the room. With carpeted flooring and a radiator.

Bedroom 2

8'5" x 10'5"

A well proportioned second bedroom, benefiting from a lovely light atmosphere, with fitted wardrobes with sliding doors. There is a uPVC window, looking out to the front aspect of the property, along with soft carpet flooring and a radiator.

Bedroom 3

6'9" x 8'9"

Cosy third bedroom with space for a single or double bed. A uPVC window fills the room with daylight, creating a bright and inviting atmosphere. There is a fitted wardrobe providing storage, soft carpet flooring and a small radiator. This is a great space which could be used as a bedroom, nursery or home office.

Bathroom

6'8" x 6'0"

The bathroom has been tastefully finished with modern grey tiling surrounding the bath and splash areas. It includes a white bath with a glass shower screen and overhead rainfall shower, a wall-mounted basin and a toilet, all arranged for comfort and practicality. A frosted window provides natural light and privacy, contributing to the fresh and clean feel of the room.

Rear Garden

The rear garden is a private outdoor space featuring a well-kept lawn bordered by a paved patio area, ideal for seating or outdoor dining. A wooden shed offers practical storage, and the garden is enclosed by wooden fencing, providing a safe and peaceful environment for family activities or relaxing outside. There is a side gate that provides access and leads to the driveway.

External

There is a paved path leading to the front door and private side driveway, providing parking for two vehicles.

Additional Information

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

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.

Viewings

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

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

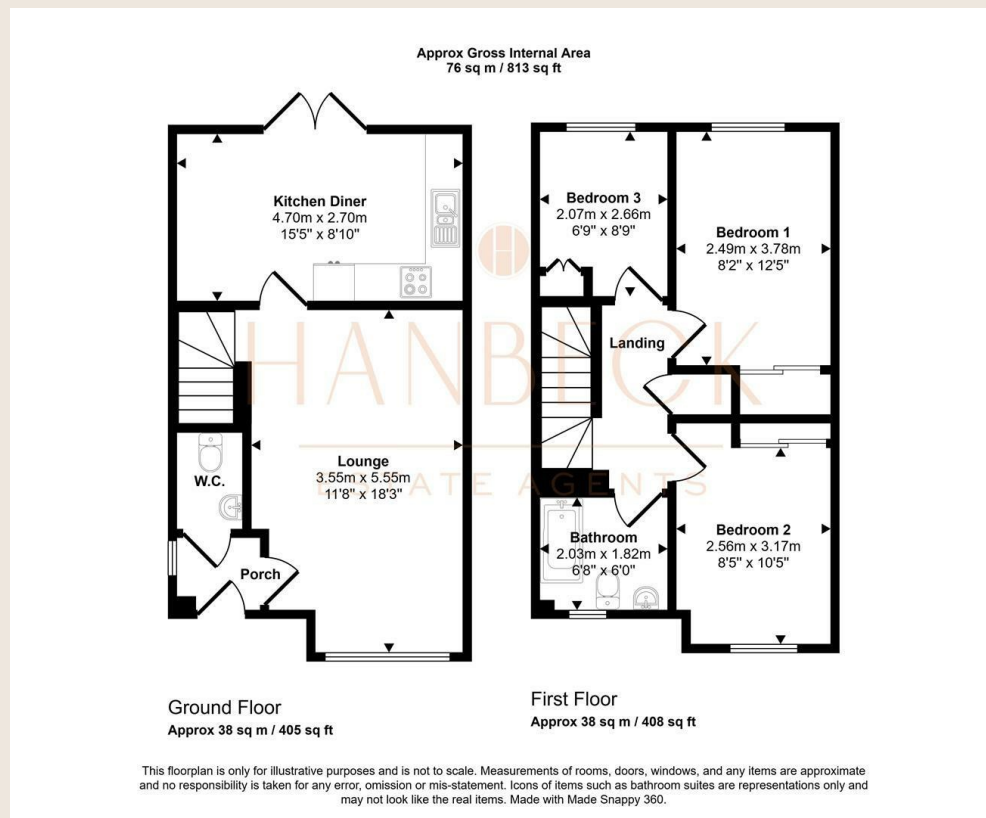
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



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



Hull Office

929 Spring Bank West, Hull, East
Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.