

Quick & Clarke

PROPERTY SPECIALISTS

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53 The Parkway, Cottingham HU16 5HD
£215,000

Beverley | Cottingham | Hornsea | Willerby

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- Traditional end family house
- Beautifully presented throughout
- Benefit of driveway and single garage
- Three double bedrooms
- Two reception rooms
- Modern fitted first floor bathroom
- Modern fitted kitchen
- Low maintenance garden
- Viewing an absolute must !
- Council Tax Band: B EPC Rating: Awaited

Situated within a highly regarded and popular residential area close to the centre of Cottingham, this beautifully presented, traditional family house is a fantastic addition to the market.

Spanning in excess of 1,000 square feet, the accommodation opens through an entrance porch into a welcoming hallway. The ground floor features a comfortable lounge complete with a modern fireplace, a separate dining room with French doors opening out to the garden, and a modern fitted kitchen equipped with built-in appliances, a rear lobby, and a useful utility cupboard.

On the first floor, you will find two double bedrooms—one of which includes fitted wardrobes—alongside a modern family bathroom. A fixed staircase leads up to a third bedroom, which features a Velux roof window and a built-in storage cupboard. (We have been advised that this room has Building Regulations approval, however, we have not had sight of the documentation).

To the front of the property, a dropped kerb provides private off-street parking, leading to an attached single garage equipped with an up-and-over door, power, and lighting.

The rear garden has been thoughtfully redesigned for low maintenance, offering a fully paved space enclosed by timber fencing with access gates at the far end.

Ready to move straight into, this lovely home awaits its next owners. An early viewing is highly recommended to fully appreciate everything it has to offer.

LOCATION

Located on The Parkway which runs within a short distance from the village centre The Parkway has Southwood Garden Centre located off and a Tesco convenience store.

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

ENTRANCE HALLWAY

A contemporary anthracite grey door opens into entrance porch with door leading into entrance hallway having wood laminate flooring, staircase to the first floor accommodation and access to understairs storage cupboard which houses the utility meters.

KITCHEN

9'11" x 9'2" (3.02m x 2.79m)
Fitted base and wall units in a light beech finish with contrasting work surfaces and coordinated tiled splashbacks. Stainless steel gas four ring hob with stainless steel single electric oven and stainless steel extractor, sink unit with drainer and mixer. Wood laminate flooring. An opening leads into the rear lobby. With uPVC double glazed window to the rear elevation.

REAR LOBBY

Wood laminate flooring and uPVC double glazed door to garden. Access to the cupboard/pantry which is shelved for storage but could easily be plumbed for the washing machine and tumble dryer.

LOUNGE

11'11" x 11'7" (3.63m x 3.53m)
uPVC double glazed window to the front elevation. Contemporary integral flame effect electric fire with TV aerial point to the side. Open plan into the dining room.

DINING ROOM

9'11" x 8'11" (3.02m x 2.72m)
Open plan from the lounge. uPVC double glazed French doors opening out into the rear garden.

FIRST FLOOR

LANDING

Shelved out storage cupboard.

BEDROOM 1

12'7" maximum x 12'0" (3.84m maximum x 3.66m)
uPVC double glazed window to the front elevation. Triple oak and mirror fronted slide robes providing hanging and storage facilities.

BEDROOM 2

10'6" x 9'11" (3.20m x 3.02m)
uPVC double glazed window to the rear elevation.

BATHROOM

uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys panelled bath with gravity shower over and shower screen, pedestal wash hand basin and low level w.c. Tiled splashbacks.

There is a door leading into what was originally the third bedroom which has uPVC double glazed window to the front elevation and fixed staircase leading to bedroom 3.

BEDROOM 3

18'7" max x 14'0" max (5.66m max x 4.27m max)
Velux roof window and fitted storage cupboard housing the gas boiler (fitted 2021).

We are informed that Building Regulations are in place. Please note that the original plans and planning history from November 2008 are available on the East Riding Council website.

OUTSIDE

To the front of the property there is a dropped kerb providing access to a gravelled driveway leading to the attached single garage. Within the rear garden and attached to the house is a utility room with space and plumbing for the washing machine and tumble dryer and plenty of space for additional storage.

The rear garden is beautifully designed and ease of maintenance enjoying being block paved and with timber fencing, bin store and gate to the head of the garden.

SINGLE GARAGE

Up and over door, power and light.

SERVICES

All mains services are available or connected to the property. Many of the internal lights have been fitted to work with Alexa.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026