



QUICK&CLARKE
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39 Baynard Avenue, Cottingham HU16 5AB
£230,000

- Superb townhouse
- Beautifully presented throughout
- Three bedrooms, two of which are fitted
- Loft area
- Four piece first floor bathroom
- Spacious lounge
- Outstanding dining kitchen with built-in appliances
- Rear day room with downstairs w.c.
- Useful store with two parking spaces in front
- Council Tax Band: C EPC Rating: TBC

Located within ease of access to the village centre we are delighted to present to the market this exceptionally well presented modernised and refurbished townhouse. The property boasts uPVC double glazing and gas central heating and is simply ready to key turn and move into with the property having outstanding accommodation throughout. Entrance hallway, spacious lounge, superb dining kitchen with a host of built-in appliances, rear day room with French doors to garden, downstairs w.c. and to the first floor there are three bedrooms, two of which are fitted and a superb four piece bathroom. There is also a fixed staircase leading to the loft area which prospective purchasers should note this is being marketed as loft area only. There is a useful store accessed via the ten foot to the rear with parking directly in front for one to two cars. The gardens are beautifully tended and designed for ease of maintenance with the rear being west facing.

This immense property awaits its new owners to which an early viewing is an absolute must.

LOCATION

Baynard Avenue is located within walking distance of the centre of the village.

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

12'8" x 5'5" (3.86m x 1.65m)
A black composite door with chrome fitments leads into the entrance hallway having attractive wood laminate flooring, staircase leading to the first floor accommodation and access to under stairs storage cupboard. Built in cloaks area.

LOUNGE

14'10" x 11'11" (4.52m x 3.63m)
uPVC double glazed window to the front elevation. Attractive wood laminate flooring and retro fireplace house a remote control flame electric fire. TV aerial point. Double doors lead into the dining kitchen.

DINING KITCHEN

17'9" x 10'2" (5.41m x 3.10m)
uPVC double glazed window to the rear elevation. To the kitchen area there is an extensive range of modern Shaker ivory oak base units with wooden work surfaces and splashbacks. Stainless steel gas hob with extractor and single oven. Integrated dishwasher and double sunken porcelain sink with mixer tap and spray tap. Breakfast bar. Space and plumbing for washer and dishwasher. The power sockets also have usb points. To the dining area there is a feature panelled wall with an opening leading into the Utility room. Attractive wood laminate flooring flows throughout.

UTILITY ROOM

9'1" max x 8'9" (2.77m max x 2.67m)
uPVC double glazed French doors leading out into the rear garden and Velux roof window and full wall of fitted utility units to match the kitchen, one of which houses space for an American fridge freezer. French doors open into the garden

DOWNSTAIRS W.C.

uPVC double glazed window to the side elevation. Modern two piece suite in white enjoys low level w.c. and wash hand basin set in vanity. Wood laminate flooring.

FIRST FLOOR

LANDING

Fixed staircase to the loft area. Linen cupboard.

BEDROOM 1

13'2" x 11'2" decreasing to 8'8" to wardrobes (4.01m x 3.40m decreasing to 2.64m to wardrobes)
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities. Wood laminate flooring,

BEDROOM 2

11'8" x 9'8" plus doorwell (3.56m x 2.95m plus doorwell)
uPVC double glazed window to the rear elevation. Feature panels to wall and wood laminate flooring.

BEDROOM 3

9'2" x 6'2" decreasing to 4'2" to wardrobes (2.79m x 1.88m decreasing to 1.27m to wardrobes)
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities. Wood laminate flooring.

BATHROOM

7'7" x 5'5" (2.31m x 1.65m)
With modern four piece suite in white enjoying panelled bath, independent shower cubicle, wash hand basin set in vanity and low level w.c. Beautifully finished with tiled splashbacks to wet area.

LOFT AREA

18'2" max x 12'3" max (5.54m max x 3.73m max)
Velux roof window, power and light. Access to eaves storage.

Prospective purchasers should note there are no Regulations in place for this area and therefore this area is being marketed as loft space only.

OUTSIDE

To the front of the property there is an attractive low maintenance planted enclosed garden. with astro turf. The rear garden is west facing and again designed for low maintenance featuring astro turf and paved area for seating and planted borders. Garden shed. There is a useful store at the rear of the property with two parking spaces in front.

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



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