



The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: [cottingham@qandc.net](mailto:cottingham@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**19 Cleminson Gardens, Cottingham HU16 4RW**  
**£229,950**



- Stunning town house
- Four Bedrooms
- Two Bathrooms and ground floor WC
- Contemporary Dining Kitchen
- Low maintenance garden with timber summer house
- Immaculately presented throughout
- Driveway
- Single garage
- Viewing an absolute must!
- EPC: B Council Tax: D

This superb three storey town house, sits proudly at the head of a small courtyard setting within this exclusive residential area. The property is presented to really good standards throughout with light and airy styled elevations and providing versatile accommodation. Entrance Hallway, Lounge, Inner Hall with WC, contemporary Dining Kitchen with a host of built in appliances and french doors to gardens. Four Bedrooms (principal Bedroom fitted) and two Bathrooms, providing space for family living or working from home. Low maintenance garden, driveway and single garage. Ideally located for access to the village centre and train station and simply ready to key turn and move in; a viewing is an absolute must!

LOCATION - COTTINGHAM

Enjoying a small court yard setting within this highly regarded small development. Cottingham is 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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College. Lying within this beautiful conservation area, Cleminson Gardens is something very special.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

An attractive ebony door with glazed insert opens in to the hallway. Staircase leads to the first floor accommodation. Door into:

LOUNGE

14'8" x 12'9" max (4.47m x 3.89m max)  
With uPVC glazed window to the front elevation with beautiful white shutters. TV aerial point. Access to the under stairs cupboard.

INNER HALLWAY

With access to:

WC

Modern two piece suite enjoying low level WC and wash hand basin. Extractor.

DINING KITCHEN

15'10" x 9'1" decreasing to 8' (4.83m x 2.77m decreasing to 2.44m)  
Kitchen area:  
uPVC double glazed window to the rear elevation. An extensive range of contemporary ivory and walnut gloss units with contrasting work surfaces and splash backs. Stainless steel 1 and 1/4 bowl sink unit with drainer. A host of Integrated appliances comprising of Fridge/freezer, dishwasher and washing machine. Stainless steel gas hob and extractor. Stainless steel double electric fan oven. Cupboard housing the gas central heating boiler.

Dining area:  
uPVC double glazed french doors open out in to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to the front elevation. Staircase leads to the second floor accommodation.

BEDROOM 2

9'6" x 9'2 plus doorwell (2.90m x 2.79m plus doorwell)  
uPVC double glazed window to the front elevation.

BEDROOM 3

9'4" x 7'9" (2.84m x 2.36m)  
uPVC double glazed window to the rear

BEDROOM 4

7'9" x 6'1" (2.36m x 1.85m)  
With uPVC double glazed window to the rear elevation.

HOUSE BATHROOM

6'7" x 5'6" (2.01m x 1.68m)  
Modern three piece suite enjoying panelled bath with thermostat shower over and shower screen, pedestal wash basin and low level WC. Stunning feature tiling to splash back areas. Extractor.

SECOND FLOOR ACCOMMODATION

LANDING

Fitted cupboard. Door in to:

BEDROOM 1

15'10" decreasing to 9'1" x 14'2" maximum (4.83m decreasing to 2.77m x 4.32m maximum)  
uPVC double glazed window to the front elevation. Modern sliderobes providing hanging and storage facilities. Door leads in to:

EN SUITE

Velux roof window to the rear. Modern three piece suite enjoys independent shower cubicle, wash hand basin and low level WC. Towel radiator. Extractor.

SINGLE GARAGE

With up and over door, power and lighting. Parking to the front of the garage.

EXTERNAL

To the front of the property is attractive box hedging and planted areas. The rear garden enjoys a patio leading on to the lawned garden with timber summerhouse. To the head of the garden is a gate which leads to a rear path to allow access for the wheelie bins.

SERVICES

All mains services are available or connected to the property.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

CENTRAL HEATING - GAS

The property benefits from a gas fired central heating system.

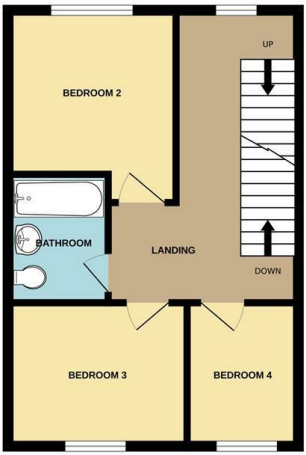
TENURE - LEASEHOLD

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor). Lease commenced 13/12/12 and runs until 11/1/3011 with 987 years remaining. There is a £150 per annum ground rent charge and this will be reviewed 2036. The communal gardens are managed through a service agreement to which there is an annual charge of circa £350, payable in two instalments. The gardens are and the trees also maintained within this agreement.

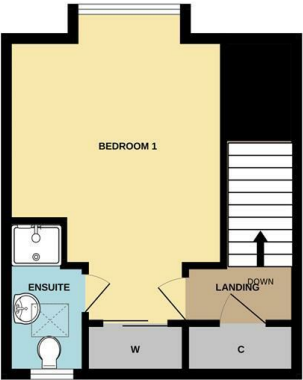
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
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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.