



**QUICK & CLARKE**  
The Property Specialists

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**2 Cedar Avenue, Cottingham HU16 4AL**  
**Offers in the region of £245,000**

- Close to the village centre
- No forward chain!
- Traditional semi detached true bungalow
- Spacious breakfast kitchen
- Lounge with bay window
- Two double bedrooms
- Modern shower room and separate WC
- Landscaped gardens
- Private driveway and garage
- EPC - E

Enjoying a prime cul-de-sac location within ease of reach of the village centre and presented to the market with no forward chain. This delightful traditional semi detached true bungalow enjoys uPVC double glazing and gas central heating. A side entrance leads in to the Lounge with fireplace and walk-in bay window, modern Breakfast Kitchen, two double Bedrooms both fitted, modern Shower Room and separate WC. Landscaped gardens provide a west facing aspect to the rear, a side driveway provides ample off street private parking and leads down to the single garage. Ready to simply move into and enjoy, a viewing is most highly recommended.

#### LOCATION

Cedar Avenue is located off South Street close to the centre of Cottingham. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALLWAY

A uPVC door opens into the entrance hallway having radiator and door into the lounge.

##### LOUNGE

15'7 max x 15' (4.75m max x 4.57m) (15'7 into bay decreasing to 13'7 x 15') uPVC double glazed walk-in bay window to the front elevation, two uPVC double glazed windows to the side aspect, radiator and TV aerial point.

##### BREAKFAST KITCHEN

13'11 x 8'10 (4.24m x 2.69m) uPVC double glazed windows to the rear and side aspects and uPVC door to garden. Fitted base and wall cupboards with contrasting worksurfaces and coordinated tiled splashbacks, space and plumbing for a washing machine, and radiator.

##### BEDROOM 1

13' max x 11'2 to wardrobes (3.96m max x 3.40m to wardrobes) uPVC double glazed window to the front elevation, sliding wardrobes providing hanging and storage facilities, and radiator.

##### BEDROOM 2

11'10 x 7'10 to wardrobe (3.61m x 2.39m to wardrobe) uPVC double glazed window to the rear elevation, sliding wardrobes providing hanging and storage facilities, and radiator.

##### SHOWER ROOM

With uPVC double glazed window to the side elevation. Modern two piece suite in white having pedestal wash hand basin and shower cubicle.

##### SEPARATE WC

uPVC double glazed window to the side elevation and low level WC.

##### GARDEN

The rear west facing garden offers a relatively good degree of privacy. Having been landscaped to provide a great space to sit and relax in!

##### 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).

##### COUNCIL TAX

We believe the Council Tax Band for this property is Band D.

##### 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 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](mailto:cottingham@qandc.net)

##### EPC RATING

For full details of the EPC rating of this property please contact our office.

##### AGENTS NOTE

The property is subject to grant of probate. An exchange of contracts can not take place until grant of probate has been received. Further details can be obtained from our Cottingham sales team.

GROUND FLOOR



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.

While 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 Intergrip 10/202