



**QUICK & CLARKE**  
The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: cottingham@qandc.net  
www.quickclarke.co.uk



**2 The Spinney, Cottingham HU16 5AU**  
**Offers Over £260,000**

- No onward chain
- Superb position
- Close to town centre
- Sought after cul-de-sac location
- 2 reception rooms/3 bedrooms
- Modern kitchen & bathroom
- Off-street parking & garage
- Low maintenance gardens
- EPC Rating: D

A well proportioned and attractively presented traditional semi-detached house. Very rarely available in such a desirable location, and in a superb position close to the amenities of the village centre, the property is offered with no onward chain.

Well proportioned throughout and offering two reception rooms, three bedrooms and a modern kitchen and bathroom, the property also boasts extensive parking and a brick garage.

#### LOCATION

The property is located on The Spinney close to its junction with Oakdene. This superb position lies just to the South of the village centre with its extensive range of amenities.

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

#### GROUND FLOOR

##### ENTRANCE HALL

13'2" x 5'10" (4.01m x 1.78m)  
uPVC front door with ornate glass panel and stairs to the first floor accommodation.

##### LIVING ROOM

13'11" x 11' (4.24m x 3.35m)  
A well proportioned room with an attractive Adam style fireplace with marble hearth and back housing gas living flame fire, and bay window to the front elevation.

##### SITTING ROOM/DINING ROOM

9'2" x 9'1" (2.79m x 2.77m)  
Window to the rear elevation.

##### KITCHEN

14'3" x 7'8" (4.34m x 2.34m)  
A modern and recently fitted kitchen offering a good range of wall and base storage units with contemporary grey fronts and contrasting granite laminate work surfaces, four ring gas hob with stainless steel extractor over, integrated fridge and freezer, space and plumbing for washing machine, stainless steel sink and drainer, uPVC glass panelled door opening onto the rear garden and window over the sink.

#### FIRST FLOOR

##### LANDING

9'10" x 6'3" (3.00m x 1.91m)  
Access to the loft.

##### BEDROOM 1

11'8" x 10'9" (3.56m x 3.28m)  
Cupboard housing the boiler and window to the rear elevation.

##### BEDROOM 2

14'2" x 10'4" (4.32m x 3.15m)  
An extensive range of built-in wardrobes including dressing table and window to the front elevation.

##### BEDROOM 3

6'4" x 8'1" (1.93m x 2.46m)  
Window to the front elevation.

##### BATHROOM

6'2" x 5'6" (1.88m x 1.68m)  
A modern bathroom with a three piece sanitary suite comprising back to the unit w.c., vanity hand wash basin, corner shower enclosure with attractive wall board, fully tiled walls elsewhere, window to the rear elevation and chrome heated towel rail.

#### OUTSIDE

The property is set back from The Spinney with a brick sett drive offering parking both to the front and side of the property. Easy to maintain, the flower beds have been laid under gravel.

The rear garden has been hard landscaped to offer further low maintenance. Largely flagged with well stocked flower borders, there is a greenhouse and shed for storage.

#### GARAGE

A detached brick garage with up-and-over door and supplied with light and power. Space and plumbing for tumble dryer.

#### 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

The Council Tax Band for this property is Band C.

#### 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.



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 Metreplex ©2022