



**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



**12 Lund Avenue, Cottingham HU16 5LL**  
**Offers Over £340,000**

- Detached Family House
- No Forward chain
- Cul de sac location
- Two/three Receptions
- Three/Four Bedrooms
- Bespoke Breakfast Kitchen
- Modern four piece Bathroom & downstairs WC
- Well maintained gardens
- A truly beautiful versatile property!
- EPC: D

This outstanding detached family home is presented to the market with no forward chain! Beautifully styled accommodation which is meticulously presented and enjoys uPVC double glazing and gas central heating. With over 1,400 square feet of well proportioned, versatile living space the property enjoys a welcoming Entrance Hall with WC off, spacious Lounge with Dining/Sitting Room off, bespoke Breakfast Kitchen with a host of built in appliances, and Bedroom 4/Study. To the first floor the landing has a host of storage and leads to THREE fitted Bedrooms and a modern four piece Bathroom. The gardens are well tended and have a private driveway providing off street parking and a single garage. This key turn property now awaits its new family to enjoy living here as much as the current family have. Viewing is a must!

#### LOCATION

Lund Avenue is located off The Wolds which can be accessed from both Castle Road and Eppleworth Road, and lies in great position for accessing the village centre. 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 HALLWAY

A uPVC door with glazed inserts leads into a welcoming entrance hallway with staircase leading to the first floor accommodation.

##### DOWNSTAIRS WC

Two piece suite in white enjoying low level WC and pedestal wash hand basin, with uPVC double glazed window to the side elevation. There is and a useful storage cupboard in the entrance hallway adjacent to the WC, and the two areas could be converted to a downstairs shower room if joined together, subject to regulations.

##### LOUNGE

25'4 x 12'5 (7.72m x 3.78m)  
uPVC double glazed windows to the front and side elevations, and archway to the dining/family room. Granite fireplace with matching back and hearth incorporating living flame gas fire.

##### DINING / FAMILY ROOM

12'10 x 10'7 (3.91m x 3.23m)  
Three uPVC double glazed windows to the side elevation. A great versatile room which could provide dining room, family room or even a study area.

##### BREAKFAST KITCHEN

15'2 x 11'9 (4.62m x 3.58m)  
uPVC double glazed window and door to the rear elevation. An extensive range of shaker style oak fronted base and wall cupboards with worksurfaces and coordinated splashbacks. Superb large storage drawers and integral lighting in the pelmet above the window. 1 1/4 bowl sink unit with drainer and swan mixer tap, space and plumbing for washing machine and dishwasher, space for tumble drier. Stainless steel gas hob with matching extractor above, and stainless steel double electric oven. Integrated fridge freezer and kick board heater, Karndean flooring.

##### STUDY / BEDROOM 4

12'4 x 9'11 (3.76m x 3.02m)  
uPVC sliding patio door opening out into the rear garden. Again a really versatile room which could be a guest room or indeed a home office.

#### FIRST FLOOR

##### LANDING

Full wall of fitted storage cupboards and access to further storage in the eaves.

##### BEDROOM 1

13'4 to wardrobes x 9' (4.06m to wardrobes x 2.74m)  
uPVC double glazed window to the front elevation. Two walls of fitted wardrobes with dressing table to contrast.

##### BEDROOM 2

12'11 to wardrobes x 10'10 (3.94m to wardrobes x 3.30m)  
uPVC double glazed window to the rear elevation. Two walls of fitted wardrobes also incorporating contrasting dressing table.

##### BEDROOM 3

12' max x 9'5 max (3.66m max x 2.87m max)  
uPVC double glazed window to the side elevation. Fitted wardrobes with matching overhead units, dressing table and storage.

##### BATHROOM

uPVC double glazed window to the side elevation. A fully tiled suite enjoying independent shower cubicle, panelled bath with mixer shower attachment, pedestal wash hand basin and low level WC. The tiling is two-tone with feature decor tiling.

##### EXTERNAL

To the front of the property there is a dwarf ornamental wall and an extensive block sett driveway to the front and side, leading down to the single garage which has up & over door, power and light.

The rear garden is predominantly laid to lawn providing great outdoor space with planted borders.

##### 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 F.

##### 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.

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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2022