



**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



**4 Cedar Avenue, Cottingham HU16 4AL**  
**£295,000**

- Beautiful light and stylish interior
- Partially open plan layout
- Fully renovated and updated
- Close to Cottingham village centre and amenities
- Two double bedrooms
- Easy to maintain westerly facing landscaped garden
- Off-street parking and garage
- Deceptively spacious
- Council tax band D
- EPC rating D

A stylish, remodelled and renovated bungalow situated in a super position close to the amenities of the village centre.

With a beautiful light and bright ambience courtesy of its partially open plan layout, this deceptively spacious property offers a large living room, two double bedrooms and a stunning dining kitchen. With a modern bathroom and beautifully decorated throughout, the property also has off-street parking, garage and easy to maintain, landscaped gardens to both front and rear.

Viewing is highly recommended.

#### LOCATION

The property is located on the small and attractive cul-de-sac forming Cedar Avenue which is accessed off South Street just to the south west of the centre of Cottingham. This extremely convenient location lies just six minutes walk from the Market Square and is situated just off the major road network linking Cottingham with Hull, Beverley and the M62.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

13'2 x 8'3 reducing to 4'10 (4.01m x 2.51m reducing to 1.47m)

The entrance hall is accessed through an exterior porch with an attractive tiled floor and a uPVC glass panelled front door. Of an L-shape and open plan into the dining kitchen, there is an oak glass panelled door through into the living room which creates more of a light and airy feel to the property. Attractive oak style flooring flows into the kitchen and bathroom.

##### LIVING ROOM

14'11 x 13'6 (4.55m x 4.11m)

A very well-proportioned reception room allowing flexibility of layout and with walk-in bay window to the front elevation. A Yorkstone fireplace has an oak mantle and houses a gas living flame fire with slate hearth. Further windows in the alcoves on either side of the fireplace.

##### DINING KITCHEN

13'11 x 8'11 (4.24m x 2.72m)

A stunning modern kitchen offering a good range of wall and base storage units with white gloss fronts and complementing laminate worksurfaces. Four ring induction hob, integrated Bosch oven and microwave, porcelain 1 1/2 bowl sink and drainer. Space for upright fridge freezer, washing machine and tumble dryer. Windows to both the rear and side aspects, a door into the rear garden and a continuation of the oak style flooring.

##### BEDROOM 1

12'11 x 8'10 (3.94m x 2.69m)

A generous sized double bedroom with built-in wardrobes incorporating sliding mirrored fronts, a TV mounting on the wall and a window to the front elevation.

##### BEDROOM 2

11'11 x 9'10 (3.63m x 3.00m)

A further double bedroom with two built-in cupboards, one with a radiator as an airing cupboard, and a further high level cupboard over the doorway, along with a window to the rear elevation.

##### BATHROOM

9' x 5'6 (2.74m x 1.68m)

A contemporary three piece sanitary suite comprising P-shaped bath with shower over, vanity unit with semi-recessed wash basin and back to the unit WC. Window to the side elevation, chrome heated towel rail, partially tiled walls and a continuation of the oak style flooring.

##### OUTSIDE

The property is set back from the road and accessed over a driveway which leads down to the detached garage. The front garden has been landscaped with decorative gravel and mature evergreen planting to create attractive kerb appeal.

A timber gate provides access from the driveway to the rear garden which has also been landscaped in a similar fashion. With a covered seating area adjacent to the kitchen which offers shade in summer, the garden has been laid under decorative gravel with Yorkstone paving and is bordered by a wide flowerbed. To the rear is a period brick wall which creates an aesthetic backdrop to the garden.

##### GARAGE

A detached garage of sectional concrete construction with concrete tiled roof and supplied with light, power and a cold water tap.

##### 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](mailto: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.

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 are not been tested and no guarantee is given as to their operability or efficiency can be given. Made with floorplan CS24.