








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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





21 Cave Crescent, Cottingham HU16 5LA

Offers in the region of £250,000

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- Such an enviable plot
- Garden which expand to the rear and side of the property
- Detached bungalow
- Two double bedrooms
- Modern bathroom
- Spacious lounge dining room
- Modern kitchen and shower room
- Driveway, car port and single garage
- Viewing is an absolute must!
- EPC: Awaited Council Tax: D

This superb detached bungalow occupied such an enviable plot, and is presented to the market with no onward chain. Well presented and offering a blank canvass for any new owner to expand (subject to planning) or simply add their own design flair within to create a beautiful home.

Located head of cul-de-sac in one of the village's most sought after location the property boasts uPVC double glazing and gas central heating. Modern fitted kitchen, spacious lounge dining room with fireplace, inner hallway and two double bedrooms and a modern bathroom.

The well tended gardens expand to the side and rear elevation, the side offering possible potential to extend. A private driveway is accessed via wrought iron gates, benefits from a side brick car port and leads down to the single garage.

This property has such a very warm feel throughout and is something really special to which an early viewing is an absolute must!

LOCATION
Cave Crescent is located off The Wolds in Cottingham and is a small cul-de-sac ideally located for accessibility to the village centre.

Cottingham is listed as 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALLWAY
A uPVC door with glazed inserts leads into entrance hallway with storage cupboard.

LOUNGE DINING ROOM
16'7" x 12'0" (5.05m x 3.66m)
uPVC double glazed picture bay window to the front elevation. Adams style fire surround and TV aerial point.

KITCHEN
11'2" x 7'10" (3.40m x 2.39m)
uPVC double glazed window to the front elevation. Space and provision for cooking, fitted base and wall units with contrasting work surfaces and coordinate splashbacks. Sink unit with drainer, space and plumbing for washing machine and space for fridge freezer.

BEDROOM 1
12'0" x 8'9" (3.66m x 2.67m)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
9'3" to wardrobes x 8'7" (2.82m to wardrobes x 2.62m)
uPVC double glazed window to the side elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

BATHROOM
6'7" x 5'4" (2.01m x 1.63m)
uPVC double glazed window to the side elevation. Three piece suite enjoys panelled bath, pedestal wash hand basin and low level w.c. Tiled splashbacks to wet area.

OUTSIDE
The property enjoys gardens to the front, side and rear elevations. Beautifully tended and creating great outdoor space. Small low level wrought iron gates provide access to the private driveway which has brick edged covered car port with further wrought iron gates leading down to the single garage.

The garden is a delight and has an array of shrubbery and plants and creates great outdoor space with a low maintenance aspect. There is also a timber summerhouse.

SINGLE GARAGE
With up and over door.

AGENT'S NOTE
The property had new uPVC double glazing in 2025 and has a gas combination boiler which is 6 years old and we have been advised has been serviced annually.

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

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.

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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