Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

23 Spencer Close, Cottingham HU16 5NR

£259,999

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Semi-detached modern house
- Well presented throughout
- 2 reception rooms
- Spacious lounge with modern fireplace
- 3 good size bedrooms
- Modern first floor bathroom & additional downstairs w.c.
- Access to boarded loft area
- Side driveway; Single garage
- Well tended South facing rear garden
- EPC Rating: C. Council Tax Band: D

This well presented semi-detached house offers modern, spacious accommodation and enjoys a head of cul-de-sac position within this highly sought after location.

Enjoying uPVC double glazing and gas central heating, the property has Entrance Hallway with WC off, Lounge with fireplace, modern fitted Kitchen with built-in appliances and Dining Room. To the first floor the landing leads to three good size Bedrooms and a modern Bathroom. There is access to the extensive loft area via pull down ladder.

Well tended gardens; the rear enjoying a Southerly aspect. A private side driveway provides off-street parking for several vehicles and leads down to the single garage.

Viewing is an absolute must!

LOCATION

Spencer Close is located off Churchill Avenue and is easily accessible from both Southwood road and St. Margaret's Avenue. Ideal for local schools and access into the village.

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

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Attractive Karndean flooring and staircase leading to the first floor accommodation. uPVC double glazed window to the side.

W.C.

uPVC double glazed window to the side elevation, two piece modern suite in white comprising low level w.c. and pedestal wash hand basin.

LOUNGE

15'7" plus bay x 10' (4.75m plus bay x 3.05m)
uPVC double glazed walk-in bay window to the front elevation, modern fire surround with back and hearth incorporating electric flame effect fire and TV aerial point.

KITCHEN

11'4" x 8'6" (3.45m x 2.59m)
uPVC double glazed window to the rear elevation and uPVC door to garden, an extensive range of ivory gloss base and wall units with large storage drawers, contrasting work surfaces and coordinating tile splashbacks, under cabinet lighting, ceramic hob with electric fan oven, sink unit with drainer, space and plumbing for dishwasher and space and plumbing for washing machine. Attractive tiled flooring.

DINING ROOM

11'6" x 8'1" (3.51m x 2.46m)
Sliding patio doors leading out into the rear garden and attractive wood laminate flooring.

FIRST FLOOR

LANDING

uPVC double glazed walk-in bay window to the side elevation, linen cupboard and access to loft via pull down wooden ladder.

BEDROOM 1

15'4" maximum x 10'1" maximum (4.67m maximum x 3.07m maximum)
uPVC double glazed window to the front elevation.

BEDROOM 2

12'9" maximum x 10' (3.89m maximum x 3.05m)
uPVC double glazed window to the rear elevation and sliding wardrobes providing hanging and storage facilities.

BEDROOM 3

10'1" x 8'2" maximum (3.07m x 2.49m maximum)
uPVC double glazed window to the front elevation.

LOFT AREA

The loft area has been converted with power, light and a roof window however prospective purchasers should note that this is being marketed as loft space only as no regulations are in situ.

BATHROOM

6'5" x 5'5" (1.96m x 1.65m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath with shower over, attractive white and grey vanity unit housing low level w.c. and pedestal wash hand basin all beautifully finished with attractive full height tiling and intermittent decor tiles. Heated towel rail.

OUTSIDE

To the front of the property there is an open plan lawned garden and a side driveway provides off-street parking and leads down to a brick built garage with up-and-over door, power and light, uPVC double glazed window and a side uPVC personal access door leading to the rear garden.

The rear garden has a raised decking area with balustrade which steps down to a patio area and meticulously lawned garden with well stocked borders. The rear garden is South facing and offers a relatively good degree of privacy.

SERVICES

All mains services are available or connected to the property.

HEATING

Gas central heating which we are informed was installed 3 years ago as a replacement boiler and is under warranty.

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).

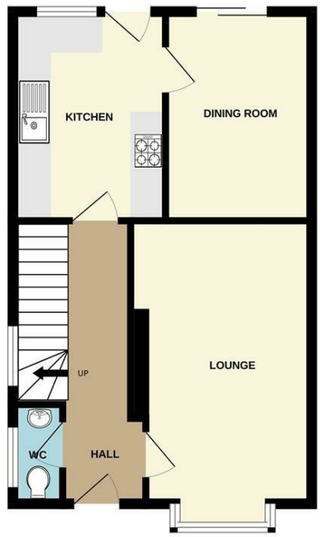
VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

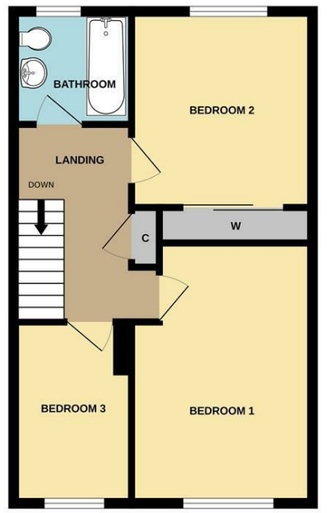
FINANCIAL SERVICES

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



1ST 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.
Made with Metropix ©2026