



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



11 Langdale Crescent, Cottingham HU16 5DL
£230,000

- Three good size bedrooms
- Modern kitchen & bathroom
- Generously sized conservatory
- Large summerhouse offering flexibility of usage
- Off-street parking & garage
- Close to local amenities & primary school
- EPC Rating: C
- Council Tax Band: C

A beautifully presented and deceptively spacious family home, featuring three well-proportioned bedrooms—including two doubles and a generous single—alongside an impressive through living and dining room spanning the full depth of the property.

Complemented by a modern kitchen and contemporary bathroom, the property boasts thoughtfully landscaped grounds. A private double driveway provides extensive off-street parking to the front, continuing down the side of the home to a detached garage. To the rear, the garden features a pergola ideal for outdoor dining, leading to a substantial summerhouse that offers exceptional flexibility as a home office, gym, or hobby room.

LOCATION

The property is located on Langdale Crescent, which lies off The Parkway in this popular area of Cottingham to the South-West of the village centre. Situated close to the local amenities which includes a Tesco Express, the house is also a short walk away from the highly regarded Bacon Garth Primary School and also lies between Castle Hill Hospital and the village centre amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

6'3" x 18'9" (1.91m x 5.72m)
Modern composite front door with multi point locking system and obscured glass panels to the front, further window to the side aspect, laminate flooring close to the entrance door, which flows through into the cloakroom and with carpet in the rest of the entrance hall and stairs.

CLOAKROOM

4'x 2'9" (1.22mx 0.84m)
Two piece sanitary suite comprising close coupled w.c., wall hung corner hand wash basin, window to the side elevation and laminate flooring.

LIVING ROOM

12'8" x 14' (3.86m x 4.27m)
Open plan into the dining area allowing for flexibility of layout. Mounting on the chimney breast for a television and large picture window to the front elevation.

DINING AREA

9'6" x 9'7" (2.90m x 2.92m)
French doors leading out into the conservatory.

CONSERVATORY

11'2" x 8'2" (3.40m x 2.49m)
A generously sized conservatory allowing flexibility of use and with French doors opening onto the rear garden.

KITCHEN

9'6" x 9'2" (2.90m x 2.79m)
Offering a generous range of wall and base storage units with attractive navy blue fronts, butcher's block laminate work surfaces and ceramic tile splashbacks, composite sink and drainer, four ring electric hob with extractor over, integrated oven and microwave, space and plumbing for a washing machine and American style fridge freezer. Door onto garden and window over the sink.

FIRST FLOOR

LANDING

Window to the side elevation and access to the loft for storage.

BEDROOM 1

12'10" x 11'4" (3.91m x 3.45m)
An extensive range of built-in wardrobes including a walk-in wardrobe to the side of the room and window to the front elevation.

BEDROOM 2

10'5" x 12' (3.18m x 3.66m)
Window to the rear elevation and built-in wardrobe.

BEDROOM 3

9'1" x 8' (2.77m x 2.44m)
A small double or large single bedroom with window to the front elevation.

BATHROOM

7'2" x 5'6" (2.18m x 1.68m)
Modern three piece sanitary suite comprising P-shaped bath with thermostatic shower valve over and glass screen, vanity unit with Corian worktop, moulded hand wash basin and back to the unit w.c., ceramic tile splashbacks, chrome heated towel radiator and window to the rear elevation.

OUTSIDE

The property is set back from the road with an extensive area of block sett parking which continues down the side of the property through vehicular gates to the garage. There is a private double driveway with dropped kerbs to both and also two outdoor electrical sockets.

REAR GARDEN

An attractive and established rear garden with a recently fitted patio area which is sheltered by the garage on one side and the summerhouse on the other. With a shaped lawn, there is an established border and parts of the garden are shaded by a number of trees which also create a good level of privacy. There are also four outdoor electrical sockets.

SUMMERHOUSE

13'5" x 10'5" (4.09m x 3.18m)
Supplied with power a large summerhouse which lends itself to a multitude of uses. Currently used as a home office and gym, the summerhouse could easily be repurposed as a garden bar or hobby room.

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



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