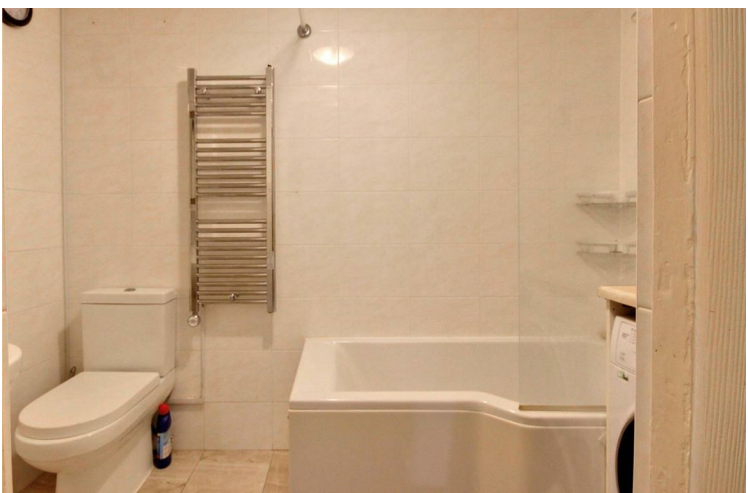
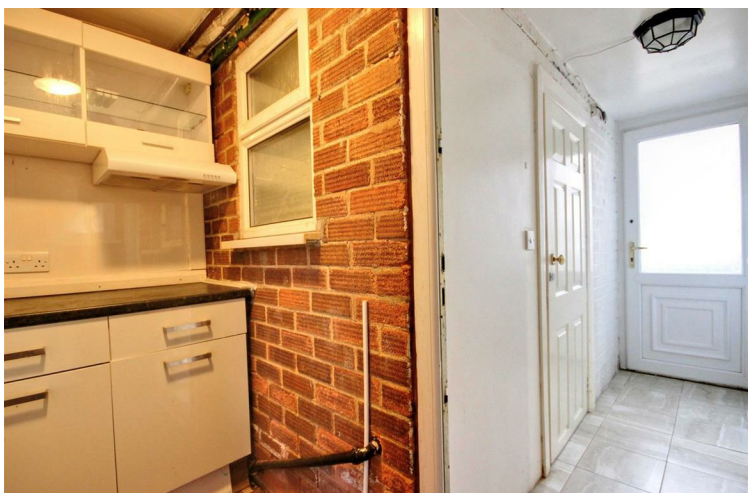
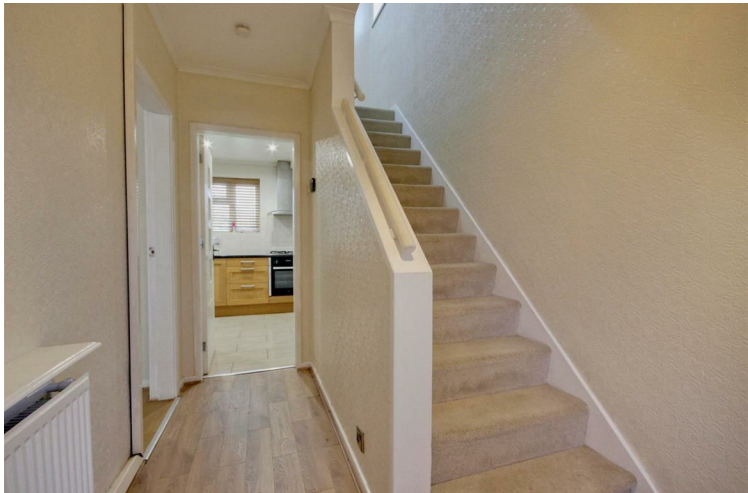






The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: [cottingham@qandc.net](mailto:cottingham@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**22 Southwood Avenue, Cottingham HU16 5AD**  
**£210,000**



- Traditional semi detached house
- No onward chain
- Well presented throughout
- Two receptions and garden room
- Three Bedrooms
- Two Bathrooms
- Parking to the front of the property
- Enclosed garden
- Viewing is a must!
- EPC: D Council Tax: C

Enjoying a prime position with ease of access to the centre of the village, we are delighted to offer to the market this well-presented, traditional semi-detached house. Offered with no onward chain, the well-appointed accommodation enjoys Entrance Hallway, two Reception Rooms, Garden Room, Kitchen, Lobby with additional Bathroom off and small Utility Area, three Bedrooms and a modern Shower Room. There is off-street parking to the front of the property and an enclosed garden to the rear. A genuinely superb property offering versatile, well-appointment family living!

An early viewing is an absolute must!

LOCATION

Southwood Avenue is located off Southwood Road and is a horseshoe shaped Avenue of residential properties, within ease of reach of the centre of the village. Cottingham wears the proud title of Europe's largest village 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 four 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

Having staircase with balustrade leading to the first floor accommodation. Wood laminate flooring.

LOUNGE

14'3 decreasing to 12'1 x 13'7 (4.34m decreasing to 3.68m x 4.14m)  
uPVC double glazed walk-in bay window to the front elevation, Adam style fire surround with living flame gas fire, attractive wood laminate flooring and TV aerial point.

KITCHEN

11'6 x 9'9 (3.51m x 2.97m)  
uPVC double glazed window to the rear elevation. Oak shaker style wall and base units with worksurfaces and tiled splashbacks, stainless steel gas hob and single oven, sink unit with drainer, access to the understairs storage cupboard and wood laminate flooring. Integrated fridge freezer and dishwasher. An opening leads into:

DINING ROOM

9'10 x 8'4 (3.00m x 2.54m)  
uPVC sliding patio door leading out into the rear garden and wood laminate flooring.

LOBBY

Door to the front elevation and access to:

BATHROOM

8'8 x 4'8 (2.64m x 1.22m)  
uPVC double glazed window to the front elevation. Three piece suite has panelled bath, low level WC and pedestal wash basin. Space and plumbing for a washing machine. Tiled splash backs.

SMALL UTILITY ROOM

Storage units and door into garden room.

GARDEN ROOM

12'3 x 8'5 (3.73m x 2.57m)  
Wooden construction with door to garden.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation. Access to the loft.

BEDROOM 1

12'2 x 10'2 to wardrobes (3.71m x 3.10m to wardrobes)  
uPVC double glazed window to the front elevation and fitted wardrobes incorporating drawers,

BEDROOM 2

10'3 to wardrobes x 9'11 (3.12m to wardrobes x 3.02m)  
uPVC double glazed window to the rear elevation and fitted wardrobes.

BEDROOM 3

8'11 max x 7'11 (2.72m max x 2.41m)  
uPVC double glazed window to the front elevation and fitted storage cupboard.

SHOWER ROOM

5'9 x 5'7 (1.75m x 1.70m)  
uPVC double glazed window to the side elevation. Three piece modern white suite has large walk-in shower cubicle, wash basin set in vanity unit and low level WC, tiled to wet areas.

EXTERNAL

To the front of the property there is off-street parking (vehicles must not obstruct the pedestrian right of way between this house and next door) and an enclosed garden.

The rear garden is accessed via the passageway, with timber gated entry and is of good proportions being westerly facing. A pergola covers a seating area with decking and lawned garden, and large garden shed. There is also the former garage which is now used purely as storage. and a further storage shed,

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.



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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