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

15 Lynngarth Avenue, Cottingham HU16 4LJ

Guide Price £340,000

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- Outstanding semi detached family home
- Prime cul de sac location
- In excess of 1000 square feet
- Lounge with Log Burner
- Stunning Living Dining Kitchen with built in appliances and log burner
- First floor Bathroom and downstairs WC
- Three Bedrooms
- Beautiful southerly facing enclosed garden with summerhouse
- Private driveway and detached brick built garage with electric door
- EPC Rating: C Council Tax Band: C

Enjoying a prime cul de sac location with a beautiful southerly facing garden, we are delighted to present to the market this exceptional, extended semi-detached family home. The family friendly layout exceeds 1000 square feet with welcoming Hallway WC off, Lounge with log burner, outstanding living Dining Kitchen, having island and a host of built in appliances. Sitting area with second log burner. To the first floor there are THREE Bedrooms and a house Bathroom. The gardens are beautifully presented with composite faced summer house; perfect area to enjoy outdoor living. Private driveway and single brick built garage with electric door.

Viewing is an absolute must to fully appreciate this gem of a property!

LOCATION

The property is located on Beck Bank which is located off South Street and Hallgate and lies within walking distance of the train station and ease of reach of the village centre and local schools and amenities.

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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A red composite door with chrome fittings and glazed inserts leads into the entrance hallway

ENTRANCE HALLWAY

13'8" x 6'1" (4.17m x 1.85m)
Beautiful original oak panelling, staircase leading to first floor accommodation. Access to the under stairs cupboard housing the utility meter.

DOWNSTAIRS WC

Modern two piece suite enjoying low level WC and wash hand basin. uPVC double glazed window to the side elevation.

LOUNGE

15'4" into bay decreasing to 11'9" x 11'5" (4.67m into bay decreasing to 3.58m x 3.48m)
uPVC double glazed walk in bay window to the front elevation. Traditional stone fire place with log burner. Triple satellite point and network data point.

LIVING/DINING KITCHEN

21'9" max x 17'11" max (6.63m max x 5.46m max)
Enjoys uPVC double glazed windows to the side and rear elevation and uPVC double glazed French doors lead out into the garden. Velux roof windows create light flow. An extensive range of solid Ash fronted base and wall units in an attractive Shaker design with Dekton work surfaces, central island which houses the Siemens induction hob and suspended extractor. Twin Neff fan oven, Neff warming drawer, sink unit with drainer, integrated Neff dishwasher, integrated Neff fridge freezer and integrated Neff washing machine. Attractive lighting to units. Satellite point and 2x network data point. The sitting area which boasts an attractive fireplace with a multi fuel log burner.

To the Dining area is a matching dresser unit.

FIRST FLOOR

LANDING

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

BEDROOM 1

15'4" into bay max x 11'9" (4.67m into bay max x 3.58m)
uPVC double glazed walk in bay window to the front elevation.

BEDROOM 2

12'8" x 9'5" to wardrobes (3.86m x 2.87m to wardrobes)
uPVC double glazed window to the rear elevation and a full wall of sliding wardrobes to provide hanging and storage facilities.

BEDROOM 3

7'5" x 5'11" (2.26m x 1.80m)
uPVC double glazed oriel style window to the front elevation.

BATHROOM

uPVC double glazed window to the rear elevation. Three piece suite enjoys corner bath which is thermally lined and has a thermostatic shower over, wash hand basin set in vanity and low level WC, all complimented with attractive tiled splashbacks.

OUTSIDE

To the front of the property there is a private driveway which provides off-street parking for several vehicles. Double wrought iron gates lead down to a detached brick built garage which has electric roller door, power and light.

Hot and cold water services to outside dog wash / boot wash area.

The rear southerly facing garden is beautifully tended enjoying being majority gravelled with raised railway sleepers with planted borders. At the head of the garden is a beautiful composite faced summer house which has power and light, there is also a greenhouse. The rear garden provides great outdoor space and it offers a good degree of privacy.

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

1ST FLOOR

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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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.