





Quick & Clarke

PROPERTY SPECIALISTS

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Proposed Front Elevation



2 Walker Close, Cottingham HU16 5HX

£495,000

Beverley | Cottingham | Hornsea | Willerby

- Stunning, spacious property
- Three double bedrooms plus Dressing Room/Study
- Extremely high specification
- Solid eco credentials
- Completion late Summer 2025
- Council Tax Band: Awaited
- EPC Rating: Awaited

Nestled discreetly off Harland Way, this exceptional new build offers a rare opportunity to acquire a substantial and beautifully finished home. Boasting three generous bedrooms along with two stylish bathrooms, there is also a large dressing room/study at first floor level - the property provides around 1850 sq ft of spacious contemporary living.

Crafted by a trusted and highly regarded small bespoke local developer, the attention to detail and superb high specification throughout is immediately evident. The heart of the home lies in the expansive open-plan day room and dining area, perfect for modern living and entertaining.

Committed to sustainability, this property features strong eco credentials. Externally, the home benefits from a garage and private parking. This is a truly impressive residence offering both tranquility and convenience in a sought-after location.

Early interest will allow for some bespoke modifications by the new owner.

LOCATION
The property is located on an attractive plot tucked away off Harland Way (B1233) and accessed via Morris Croft on the North-Western edge of the village of Cottingham.

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

ENTRANCE HALL

LOUNGE
16'10" x 11'2" (5.15m x 3.42m)

DAY ROOM/DINING ROOM
24'3" x 19'3" plus bay (7.40m x 5.88m plus bay)

UTILITY ROOM
9'10" x 5'7" (3.00m x 1.72m)

W.C.
7'0" x 2'11" (2.15m x 0.90m)

FIRST FLOOR

BEDROOM 1
12'1" x 11'9" (3.69m x 3.59m)

EN-SUITE BATHROOM

BEDROOM 2
15'3" x 10'7" (4.66m x 3.25m)

BEDROOM 3
17'0" x 9'10" (5.19m x 3.00m)

DRESSING ROOM/STUDY
12' x 11'1" (3.66m x 3.38m)

BATHROOM

OUTSIDE

GARAGE
19'8" x 9'10" (6.00m x 3.00m)
Electric up-and-over door.

EV CHARGING
The property will have the benefit of an electric vehicle charging point.

GARDENS & DRIVEWAY

SERVICES
Mains electric, water and drainage are available or connected to the property.

CENTRAL HEATING
The heating system will have the additional benefit of underfloor heating to the ground floor.

DOUBLE GLAZING
The property benefits from 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.

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.
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