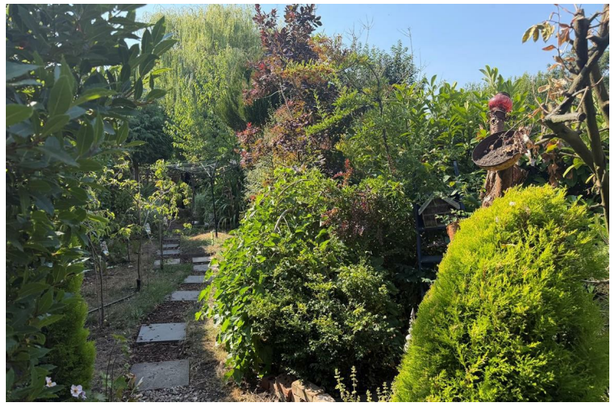

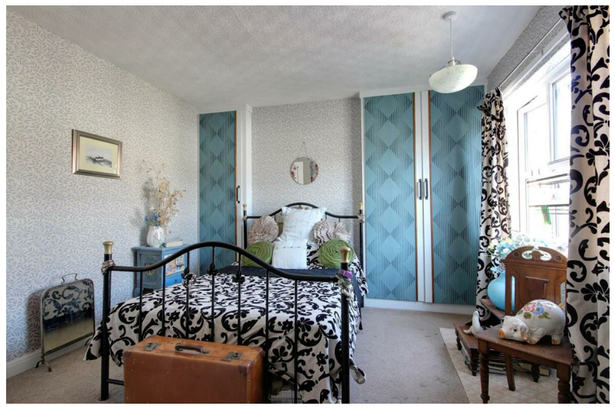

Quick & Clarke

PROPERTY SPECIALISTS

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk

265 Northgate, Cottingham HU16 5RL

£230,000

Beverley | Cottingham | Hornsea | Willerby

- Delightful bay fronted house
- Magical South-facing garden
- Two double bedrooms
- Modern fitted kitchen
- Conservatory with garden view
- Stunning large gardens; Two summerhouses included
- Driveway with parking for 2 cars
- Close to village centre
- Viewing is a must!
- EPC Rating: D Council Tax Band: A

Nestled in the charming village of Cottingham, this delightful mid-terrace house on Northgate is a true gem that deserves your attention. With two spacious double bedrooms and a modern first floor bathroom, this property offers a perfect blend of comfort and style.

As you enter, leading from the hallway, you are welcomed by an airy lounge featuring a lovely walk-in bay window, which fills the space with natural light. The modern fitted kitchen is equipped with built-in appliances, making it a joy for any home cook. Adjacent to the kitchen, the conservatory provides an additional area to relax or entertain, seamlessly connecting the indoors with the enchanting outdoor space.

The South-facing garden is nothing short of magical, boasting generous proportions that include two charming summerhouses and a covered seating area. This outdoor haven is perfect for unwinding after a long day or hosting gatherings with friends and family.

The property is conveniently located within easy reach of the village centre, ensuring that all local amenities are just a short stroll away. With uPVC double glazing and gas central heating, you can enjoy a warm and inviting atmosphere throughout the year.

Additionally, off-street parking at the front of the property adds to the convenience of this lovely home. Viewing this property is an absolute must, as it truly offers a wonderful lifestyle in a sought-after location. Don't miss the opportunity to make this enchanting house your new home!

LOCATION
Northgate lies within walking distance of the village centre 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
A uPVC door with glazed inserts leads into:

ENTRANCE VESTIBULE
Staircase leading to the first floor accommodation. Attractive tiled floor and door into:

LOUNGE
12'11" x 12'2" increasing to 14'9" in bay (3.94m x 3.73m increasing to 4.5m in bay)
uPVC double glazed walk-in bay window to the front elevation and recessed fireplace. Varnished wood floor.

KITCHEN DINER
15'5" x 8'6" (4.70m x 2.59m)
uPVC double glazed window to the rear elevation and uPVC door to conservatory, modern fitted anthracite Shaker style base and wall units with work surfaces and splashbacks, stainless steel double electric fan oven with stainless steel gas hob and stainless steel chimney extractor, porcelain sink unit with drainer, space and plumbing for dishwasher and washing machine, space for fridge freezer and attractive tiled floor.

CONSERVATORY
9'11" x 9'7" (3.02m x 2.92m)
An anthractive finish uPVC glazed conservatory with French doors opening out into the rear garden.

FIRST FLOOR

SMALL LANDING AREA

BEDROOM 1
13'5" decreasing to 11'1" x 11'7" (4.09m decreasing to 3.38m x 3.53m)
uPVC double glazed window to the front elevation, two recess fitted storage cupboardsand door leading into:

WALK-IN DRESSING ROOM
With flying freehold over the front of the access passageway.

BEDROOM 2
10'6" x 9'2" (3.20m x 2.79m)
uPVC double glazed window to the rear elevation.

BATHROOM
5'7" x 5'5" (1.70m x 1.65m)
uPVC double glazed window to the rear elevation, three piece modern suite in white comprising panelled bath with thermostatic shower over, pedestal wash hand basin and low level w.c., fully tiled walls.

OUTSIDE
To the front of the property there are two off-street parking spaces.

The rear garden is of very good proportions enjoying a Southerly aspect. The garden has various seating areas designed for ease of maintenance with an array of shrubs and plants providing a kaleidoscope of colour and texture., There are two summer houses, one to the left of the conservatory and one to the far end of the property. Two beautiful areas to relax and enjoy outdoor living! There is also a covered timber seating area half way down the garden. There is a selection of fruit trees from pear, to apple, to plum. This garden is absolutely divine and provides great outdoor space. It feels like you are in the middle of the country when in the garden with so much to enjoy and appreciate.

AGENTS NOTES
There is a dressing room area off Bedroom One which is a flying freehold.
A flying freehold is a legal term for a freehold property where a part of the structure overhangs or extends under someone else's land or property.

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.
Made with Metropix ©2026

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.