



**QUICK & CLARKE**  
The Property Specialists

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**17 Halecroft Park, Kingswood HU7 3GQ**  
**£169,995**

- Stylish three bedroomed semi
- Cul-de-sac location
- No onward chain
- Southerly facing garden
- Move in condition
- Off street parking
- Council Tax Band: C
- EPC Rating: C

Ready to move into and offered chain-free, this fabulous three-bedroom semi-detached home boasts a sunny south-facing garden and front parking. Situated at the head of a quiet cul-de-sac, the property features a modern kitchen and bathroom, stylish interiors, and a convenient ground floor WC. Early viewing is highly recommended.

#### LOCATION

The property is located close to the head of a cul-de-sac which lies off Runnymede Lane in this southern part of this very popular development forming Kingswood.

Kingswood itself now has a very broad spectrum of amenities and the property lies conveniently close to the Kingswood Retail Park.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

With composite front door with glass panel, laminate flooring. Door through into the living room.

##### DOWNSTAIRS CLOAKROOM

5'9" x 2'10" (1.75m x 0.86m)  
With a two piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and tiled floor.

##### LIVING ROOM

15'8" x 15'0" (4.78m x 4.57m)  
Laminate flooring. Window to front elevation and mounting on wall for television,

##### BREAKFAST KITCHEN

15'0" x 8'3" (4.57m x 2.51m)  
An attractive kitchen with a good range of wall and base storage units with ash fronts and laminate work surfaces. Four ring stainless steel gas hob with glass splashback and canopy extractor over. Integrated oven, stainless steel sink with drainer. Large scale porcelain tiled floor, French doors opening onto the garden and further window to one side. Storage cupboard under stairs.

##### FIRST FLOOR

##### LANDING

Window to side elevation.

##### BEDROOM 1

13'4" x 8'6" (4.06m x 2.59m)  
Laminate flooring. Window to front elevation and mounting on wall for television.

##### BEDROOM 2

10'9" x 8'6" (3.28m x 2.59m)  
Laminate flooring. Window to rear elevation.

##### BEDROOM 3

10'5" x 6'3" (3.18m x 1.91m)  
Window to front elevation. Laminate flooring and storage cupboard over stairs.

##### BATHROOM

6'3" x 5'7" (1.91m x 1.70m)  
With a three piece sanitary suite comprising low level w.c., vanity unit with semi-recessed hand wash basin and panelled bath. Tiled splashbacks and window to rear elevation.

##### OUTSIDE

The property is set back from the head of the cul-de-sac with a tarmac parking space immediately to the front. An area of garden has been laid under decorative gravel for ease of maintenance. Access can be gained down the side of the property through a timber gate to the rear garden.

The rear garden is southerly facing with patio doors leading out from the breakfast kitchen onto a patio area of the rear garden. With an area of lawn the garden has a fenced perimeter.

##### 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

Please contact Quick and Clarke's Cottingham office on 01482 844444 to arrange an 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](mailto: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.  
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