



Quick & Clarke

PROPERTY SPECIALISTS

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2 Salmon Close, Cottingham HU16 5LZ
£385,000

- Modern detached house
- Located in sought-after area
- Spacious well presented accommodation offering in excess of 1350 sq ft
- Detached family home
- Superb living dining kitchen with utility room off
- Two receptions
- Four DOUBLE bedrooms
- Two bathrooms and downstairs WC
- Generous garden space, driveway and garage
- EPC: Council Tax:

Positioned at the head of a charming courtyard on Salmon Close in Cottingham, this modern detached house presents an exceptional opportunity for family living. With a generous space exceeding 1350 square feet, the property is designed to accommodate the needs of a growing family, offering both versatility and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed WC. The spacious lounge provides a perfect setting for relaxation, while the study offers an ideal space for work or quiet contemplation. The heart of the home is undoubtedly the superb living dining kitchen, which is equipped with a host of built-in appliances, making it a delightful area for both cooking and entertaining. Additionally, a convenient utility room enhances the practicality of this well-designed layout.

The first floor features four generously sized double bedrooms, ensuring ample space for family members or guests. Two modern bathrooms serve this level, providing convenience and comfort for all.

Outside, the property boasts a private driveway that offers off-street parking, leading to a detached garage for additional storage or vehicle accommodation. The garden presents a wonderful outdoor space, perfect for children to play or for hosting summer gatherings.

This property is situated in a highly sought-after location, making it an ideal choice for those looking to settle in a vibrant community. Viewing is highly recommended to fully appreciate the quality and potential this home has to offer. Don't miss out on the chance to make this delightful house your new family home!

LOCATION
Salmon Close is a small courtyard of four detached houses located on the popular area of Scaife Close located off Castle Road and provides ease of access to Cottingham village centre.

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 HALLWAY
15'3" x 6'6" (4.65m x 1.98m)
A black door with glazed inserts leads into an entrance hallway having staircase leading to the first floor accommodation. Beautiful marble effect Italian style floor tiling flows throughout this area. Understairs storage cupboard and access to downstairs w.c.

DOWNSTAIRS W.C.
With two piece modern suite white enjoying low level w.c. and pedestal wash hand basin.

LOUNGE
17'4" x 11'4" (5.28m x 3.45m)
uPVC double glazed windows to both the front and side elevations and wall mounted TV aerial point.

STUDY
9'5" x 6'11" (2.87m x 2.11m)
uPVC double glazed window to the front elevation. An ideal place for either a playroom, study or for working from home.

LIVING DINING KITCHEN
25'11" x 11'0" (7.90m x 3.35m)
uPVC double glazed window and uPVC double glazed French doors opening out into the rear garden. A door to the side leads out to the side driveway. An extensive range of high gloss anthracite base and wall units with contrasting work surfaces and uplifts. The units include two large storage drawers, integrated fridge freezer and integrated dishwasher. There is a stainless steel double electric fan oven, stainless steel five ring gas hob with splashback and oversize extractor over. Sink unit with drainer and mixer tap and spray swan tap. Attractive Italian style marble effect tiled flooring flows throughout this area. To the sitting dining room there is a wall mounted TV aerial point.

UTILITY ROOM
6'11" x 5'6" (2.11m x 1.68m)
With door to side. Fitted units to match those in the kitchen with space and plumbing for washing machine and sink unit with drainer. Wall mounted gas central heating boiler concealed in cupboard.

FIRST FLOOR

LANDING
With access to loft.

BEDROOM 1
12'7" plus doorwell x 11'5" (3.84m plus doorwell x 3.48m)
uPVC double glazed window to the front elevation.

EN-SUITE
6'1" x 4'4" (1.85m x 1.32m)
Modern three piece suite in white enjoying large independent shower cubicle, pedestal wash hand basin and low level w.c. Extractor, towel radiator and tiled walls.

BEDROOM 2
14'4" decreasing to 10'4" x 12'8" (4.37m decreasing to 3.15m x 3.86m)
Two uPVC double glazed windows to the front elevation and useful storage cupboard.

BEDROOM 3
10'11" x 9'6" plus doorwell (3.33m x 2.90m plus doorwell)
uPVC double glazed window to the rear elevation.

BEDROOM 4
10'0" x 8'6" (3.05m x 2.59m)
uPVC double glazed window to the rear elevation.

BATHROOM
7'2" x 5'6" (2.18m x 1.68m)
With uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys pedestal wash hand basin, low level w.c. and panelled bath with attractive tiled splashbacks to wet areas, shower screen over bath and thermostat shower with two showerheads. Extractor and radiator.

OUTSIDE
To the front of the property there is a block sett driveway to the side providing off street parking for several vehicles leading down to a brick built detached garage.

The garden is well tended and features a raised patio area with steps leading down to a lawned garden. Providing great outdoor space the garden offers a good degree of privacy.

DETACHED GARAGE
With up and over door, power and light and side personal door leading into the garden.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

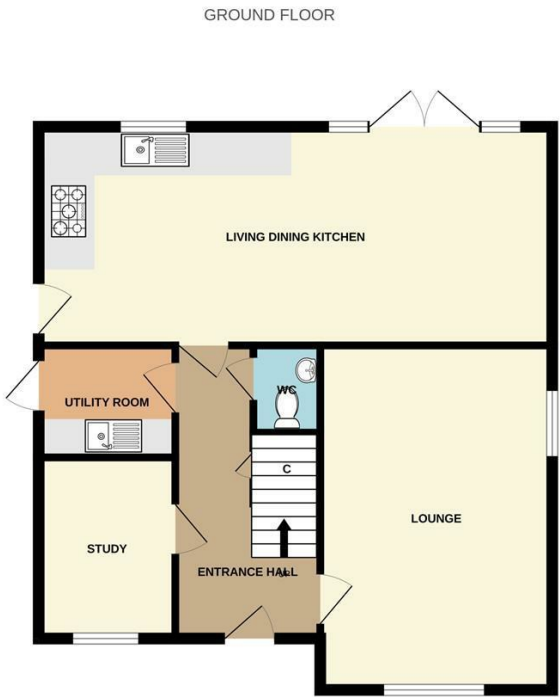
DOUBLE GLAZING
The property benefits from uPVC double glazing.

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



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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