





The Property Specialists

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35 Baynard Avenue, Cottingham HU16 5AB
Offers Over £192,000

- Modern townhouse
- Modernised throughout
- Contemporary styled elevations
- Two reception areas
- Modern fitted kitchen
- Three bedrooms
- Contemporary first floor bathroom
- Well tended garden
- Garage and Parking
- EPC: D

THE PROPERTY

Enjoying ease of access to the village centre we present to the market this exceptional modern townhouse! Having been transformed by the current owners to provide contemporary styled elevations, uPVC double glazing and gas central heating. An entrance hallway welcomes you leading to TWO receptions rooms, contemporary kitchen with built-in appliances. To the first floor there are THREE bedrooms and a modern fitted bathroom. Well presented garden with single garage. There is off-street parking to the front of the property. Viewing is a must!

LOCATION

Baynard Avenue is located off Hallgate, which is within walking distance of the village centre. Cottingham lays claim to the title of England’s largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A composite door leads into the entrance hallway having staircase leading to the first floor accommodation.

LOUNGE

14'11" x 11'11" (4.55m x 3.63m)
uPVC double glazed window to the front elevation, feature fireplace incorporating living flame gas fire, wood laminate flooring and TV aerial point. An opening leads into:

DINING ROOM

10'6" x 7'8" (3.20m x 2.34m)
With sliding patio doors opening into the conservatory. Wood laminate flooring.

CONSERVATORY

10'8" x 10'4" (3.25m x 3.15m)
Being of a uPVC and brick construction with undisturbed views over the rear garden and uPVC double glazed French doors leading out into the rear garden. Wood laminate flooring.

KITCHEN

9'10" max x 9'7" max (3.00m max x 2.92m max)
uPVC double glazed window to the rear elevation, wood laminate flooring and a fitted storage cupboard. Extensive range of modern shaker style base and wall cupboard with wood worksurfaces, Bosch stainless steel hob and extractor, Bosch stainless steel single oven and microwave combination, Bosch dishwasher, 1 1/4 bowl sink unit with drainer and mixer tap, space and plumbing for washing machine. Wood laminate flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and linen cupboard.

BEDROOM 1

13'2" x 11'6" max (4.01m x 3.51m max)
uPVC double glazed window to the front elevation.

BEDROOM 2

11'9" x 9'10" (3.58m x 3.00m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

8'10" x 5'11" (2.69m x 1.80m)
uPVC double glazed window to the front elevation.

BATHROOM

7'7" x 5'3" (2.31m x 1.60m)
uPVC double glazed window to the rear elevation. Contemporary three piece suite in white enjoys panelled bath with shower over and shower screen, low level WC and pedestal wash hand basin, all complemented by full height Italian tiling with contrasting tiled floor.

OUTSIDE

To the front of the property there is dropped kerb block sett parking. A tenfoot to the side of the property provides access to the rear which has a single garage with fibreglass roof and up & over door. The rear garden features a decking area leading down to a lawned garden and creates great outside space.

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.



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 herein, measurements of doors, windows, rooms and any other rooms are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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 Metagage (2021)