

# linkagency

3 Bedroom House - Semi-Detached for Sale

Reduced £240,000

1 Lawngarth, Cottingham, HU16 5RQ



## KEY FEATURES

- NO CHAIN
- QUIET, PLEASANT, ESTABLISHED CUL DE SAC
- 3 BEDROOMS: 2 DOUBLES + 1 SINGLE
- SPACIOUS ENTRANCE HALLWAY WITH GROUND FLOOR WC
- EXTENDED TO INCLUDE LIVING/DINING KITCHEN
- SEPARATE, EXTENDED GARAGE
- LARGE SITTING ROOM WITH BAY WINDOW
- POPULAR VILLAGE WITH MULTIPLE AMENITIES
- EXCELLENT TRANSPORT LINKS: ROAD AND RAIL
- MINOR REFURBISHMENTS MAY BE REQUIRED

### HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

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Lawnsgarth is a quiet cul-de-sac in Cottingham, East Yorkshire, offering a mix of well-maintained family homes. The area provides easy access to Cottingham village centre, known for its shops, schools, parks, sports facilities and excellent transport links. Located just 4 miles northwest of Kingston upon Hull and 6 miles southeast of Beverley, Cottingham boasts excellent transport links, with easy access to the A164, A1079, and M62 motorway. The village is served by Cottingham railway station, located on the Hull to Scarborough, Yorkshire Coast line with stops including Driffield on the Wolds, Bridlington, Filey and Scarborough as well as regular trains to Hull Paragon Interchange with links to York, Sheffield, Doncaster and London King's Cross.

Cottingham offers various amenities, including local shops, two supermarkets, restaurants, pubs, and cafés. It has excellent schools including 3 primary schools and Cottingham High School and 6th form College. There are also private school options nearby in Anlaby and Hull. Leisure facilities include parks, sports clubs, and community activities.

Cottingham's claim to fame as potentially "the largest village in England" highlights its significant size and population, exceeding that of many towns. This distinction is a source of local pride. The village provides a wide range of amenities, including two shopping streets, Hallgate and King Street, featuring a diverse mix of independent and chain shops. There is a weekly market on Market Green.

There are many places to dine-out with a variety of restaurants, cafes, and bars located across the village. There are also several traditional pubs including The Blue Bell, The Fair Maid, The Duke of Cumberland, The Cross Keys Inn, The King William IV, Hallgate Tavern, and The Tiger .

Cottingham is home to Castle Hill hospital, run by Hull University teaching hospitals NHS serving East Riding patients and beyond. Cottingham is also close to Hull University located east of the property, just a 10 minute's drive away.

For recreation and leisure, Cottingham offers a range of options. Cottingham Parks Golf & Leisure Club provides a comprehensive leisure experience with two golf courses, a driving range, gym, swimming pool, Jacuzzi, steam room, sauna, and a hair and beauty salon. King George V playing fields provide open space for outdoor activities. There is also a well-established football club , Cottingham Rangers AFC

#### GENERAL DESCRIPTION

The attractive, well-planned property is located on a good size plot with a large front garden, long driveway and a smaller south facing rear garden. There is a separate, extended brick-built garage to the rear with space for extra storage, a workshop or a home office. There is also a shed to the rear of the garage.

The property is entered via a spacious hallway with wood, laminate flooring ; the spacious lounge with a feature, marble-effect fireplace is found to the left, a ground floor WC is located at the end of the hallway and a spacious living/ dining kitchen is located to the right.

Upstairs are 3 bedrooms; double bedroom 1 has fitted furniture, double bedroom 2 has a built-in cupboard and bedroom 3 is a single bedroom. There is a modern bathroom with an over bath shower and a separate WC; the boarded loft is accessed via a loft ladder from the landing.

The property benefits from neutral decor and with a few minor improvements / updates , it would make a fabulous family home.



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#### **JAYNE AT LINK AGENCY**

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

#### **EXTRA DETAILS**

Gas central heating ; Worcester boiler

Upvc double glazing



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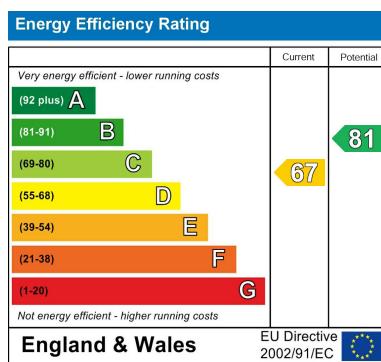
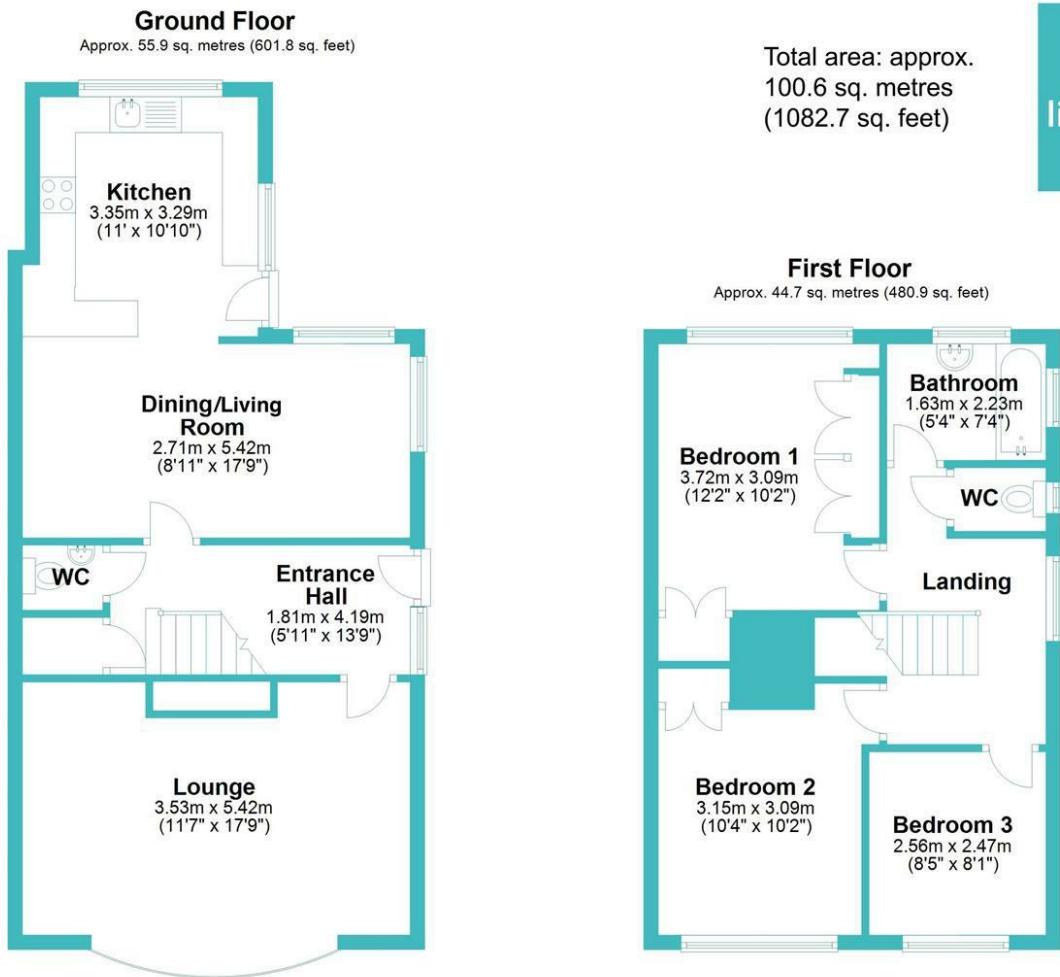
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