



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **213 New Village Road, Cottingham, Yorkshire HU16 4NJ** **Asking price £355,000**

**OUTSTANDING FOUR BED DETACHED - POPULAR VILLAGE LOCATION - FANTASTIC CONVERTED POOL ROOM/BAR**

Symonds and Greenham are delighted to bring to the market this outstanding four bedroom detached home. Situated in Cottingham, this property is ideally placed for local amenities with shops, supermarkets, cafes, bars and restaurants as well as highly thought of schools and excellent transport links the City Centre. Inside, this property has an abundance of living space. You will find a lounge, a dining room, a kitchen, a sun room, a utility room and a WC downstairs, with four generous bedrooms, a shower in the master and a family bathroom upstairs. Outside the property benefits from a drive offering parking for multiple vehicles to the front, a lovely rear garden and a stunning pool room/bar that has been converted from the garage. A perfect family home.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LIVING ROOM

17'85 x 12'9 max (5.18m x 3.89m max)

A brilliant family room with excellent natural light.



### UTILITY ROOM

7'81 x 6'78 max (2.13m x 1.83m max)

With a stainless steel sink and drainer unit, space for a washer dryer.



### DINING ROOM

12'92 x 8'93 max (3.66m x 2.44m max)

Another brilliant space.



### KITCHEN

16'80 x 11'07 max (4.88m x 3.53m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated oven and space for a fridge.



### SUN ROOM

9'03 x 8'31 max (2.82m x 2.44m max)

A lovely space that looks out to the garden.

### WC

With a low level WC and a hand basin.



## FIRST FLOOR

### BEDROOM 1

13'65 x 11'48 max (3.96m x 3.35m max)

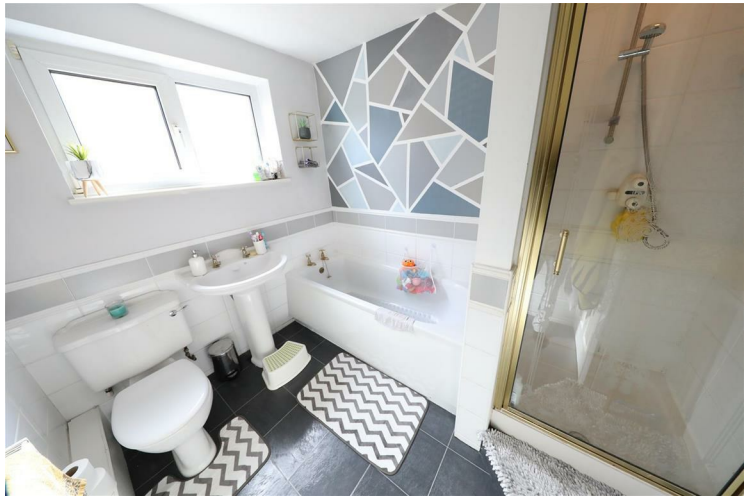
A brilliant main bedroom with plenty of space for storage and a walk in shower cubicle.



### BEDROOM 2

12'86 x 9'08 max (3.66m x 2.95m max)

Another lovely bedroom.



### GARAGE/POOL ROOM AND BAR

A fantastic garage that has been converted into a brilliant pool room and bar.



### BEDROOM 3

10'57 x 9'98 max (3.05m x 2.74m max)



### OUTSIDE

The property benefits from off street parking for multiple vehicles to the front and a lovely rear garden that is mainly paved with an area of lawn.



### BEDROOM 4

10'47 x 8'09 max (3.05m x 2.67m max)



### CENTRAL HEATING

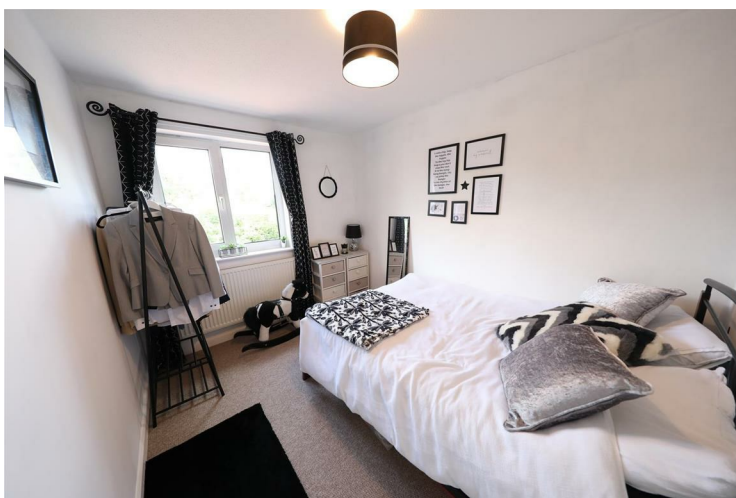
The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



### BATHROOM

With a low level WC, a pedestal hand basin, a panelled bath and a walk in shower.

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **COUNCIL TAX**

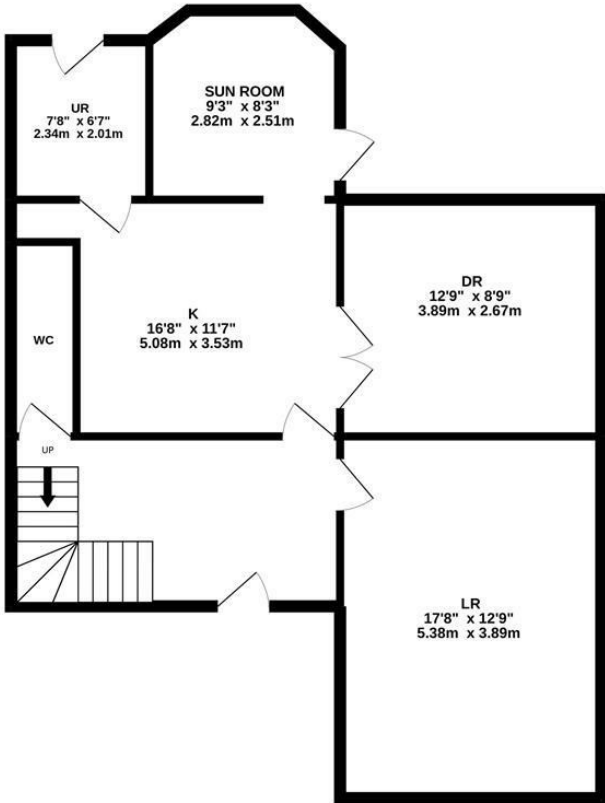
Symonds + Greenham have been informed that this property is in Council Tax Band

### **TENURE**

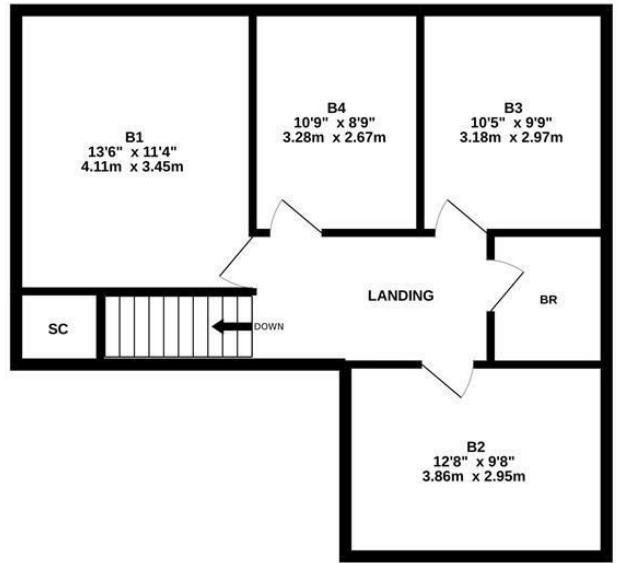
Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

**GROUND FLOOR**  
815 sq.ft. (75.7 sq.m.) approx.

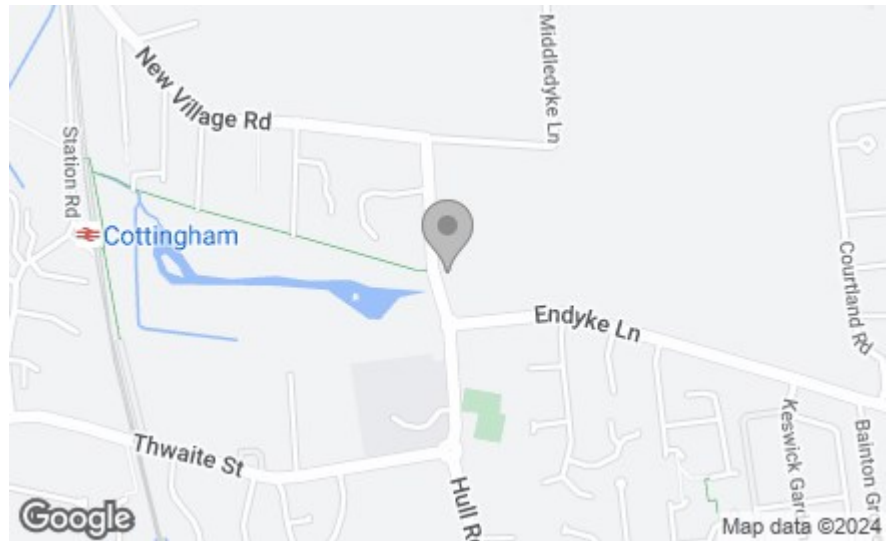


**1ST FLOOR**  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 sq.m.) approx.

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	<b>82</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	<b>82</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC