



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **47 Northgate, Cottingham, Yorkshire HU16 4HL**

### **£285,000**

**STUNNING THREE BED SEMI-DETACHED HOME IN THE HEART OF COTTINGHAM, WITH A HUGE SOUTH FACING REAR GARDEN, GARAGE AND OFF STREET PARKING APLENTY!**

This semi detached home would be perfect for a small family. The property is located in the beautiful and sought after village of Cottingham, home to well regarded schools and a host of local amenities including supermarkets, restaurants and cafes and is a stones throw from the village centre. The accommodation in brief consists of spacious entrance hallway, lounge dining room, spacious fitted kitchen, study and to the first floor there are three excellent sized bedrooms, family bathroom with separate WC. Externally this beautiful home really comes into its own with spacious front and rear gardens, plus a garage and front drive providing off street parking for a number of vehicles. The south facing rear garden is the gem in this wonderful home's crown and must be seen to be truly appreciated.

**DON'T MISS OUT ON THIS WONDERFUL HOME...BOOK YOUR VIEWING ASAP!**

## GROUND FLOOR

### ENTRANCE HALL

With stairs to the first floor and doors to w/c, office and lounge



### LOUNGE DINER

12'4 max x 23'6 max (3.76m max x 7.16m max )

a spacious open plan lounge diner with electric fire, sliding doors to the rear garden and door to the kitchen



### LOUNGE



### DINER



### KITCHEN

13'6 max x 9'0 max (4.11m max x 2.74m max )

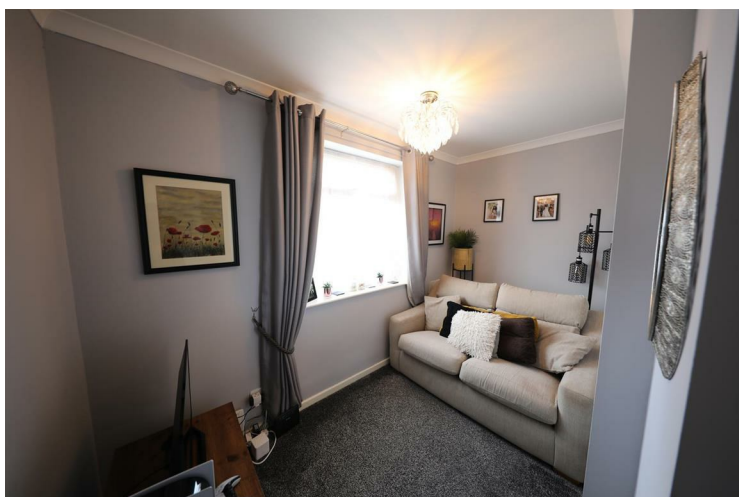
With a range of eye level and base level units with complementing work surfaces, plumbing for washing machine, integrated oven, electric hob with overhead extractor fan, space for fridge freezer, ceramic sink and draining unit, integrated dishwasher and door to the rear garden



### STUDY

11'2 max x 9'1 max (3.40m max x 2.77m max )

a versatile reception room



### DOWNSTAIRS SHOWER ROOM/WC

a convenient downstairs shower room with low level WC and shower cubicle with overhead shower attachment



## FIRST FLOOR

### LANDING



## BEDROOM ONE

11'10 max x 12'2 max (3.61m max x 3.71m max )  
An excellent sized double bedroom



## BEDROOM TWO

11'11 max x 10'8 max (3.63m max x 3.25m max )  
a second a good size double bedroom



## BEDROOM THREE

12'4 max x 6'0 max (3.76m max x 1.83m max )

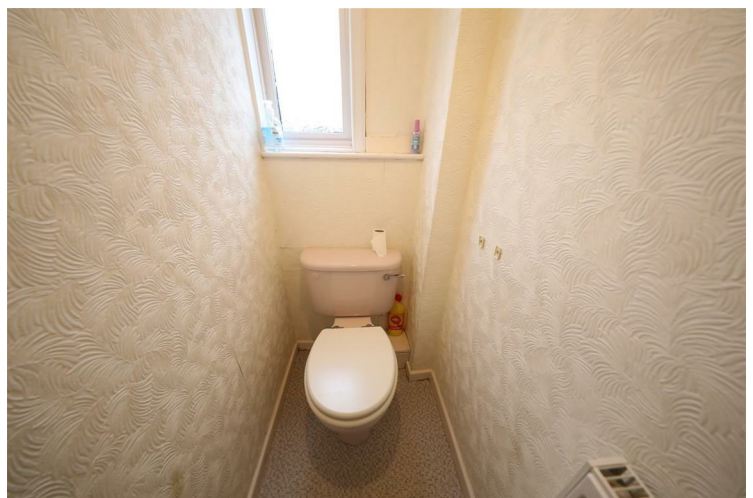
## BATHROOM

5'3 max x 6'2 max (1.60m max x 1.88m max )  
with pedestal handbasin, panelled bath with mixer tap and tiled from floor to ceiling



## WC

with low level WC



## OUTSIDE

To the rear, the property benefits from a fantastic south facing

rear garden mainly laid to lawn with paved patio area, shed, greenhouse and tree/hedge lined border, with double garage, enclosed by timber fencing.

To the front, the property has a block paved drive providing ample room for off street parking with garage access

Freehold.

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



#### **GARAGE**

with power supply

#### **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.

#### **DISCLAIMER**

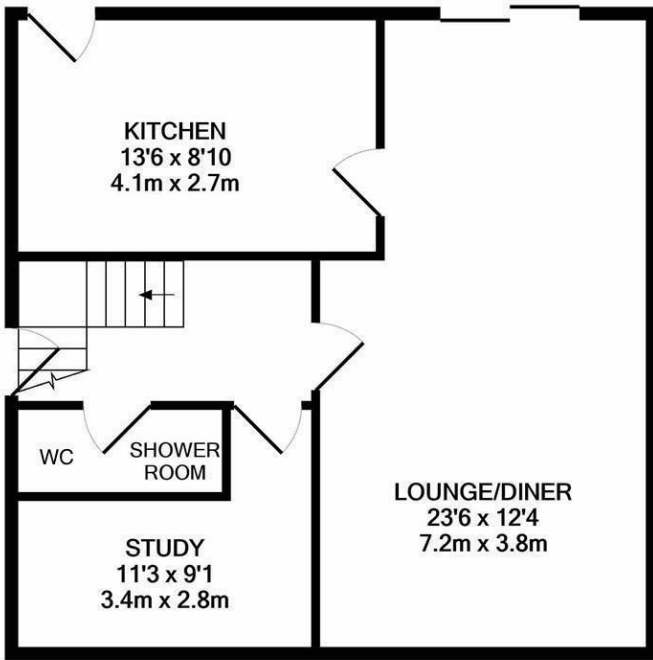
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### **COUNCIL TAX BAND**

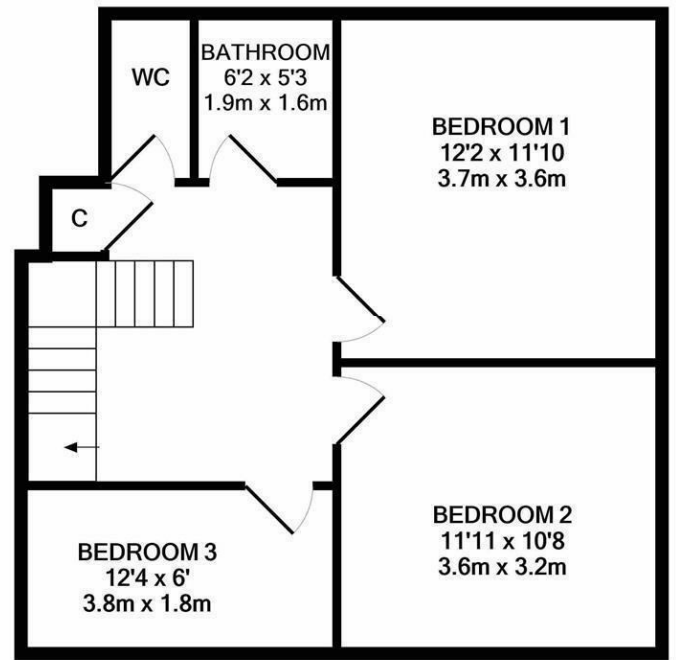
Symonds + Greenham have been informed that this property is in Council Tax Band C.

#### **TENURE**

Symonds + Greenham have been informed that this property is



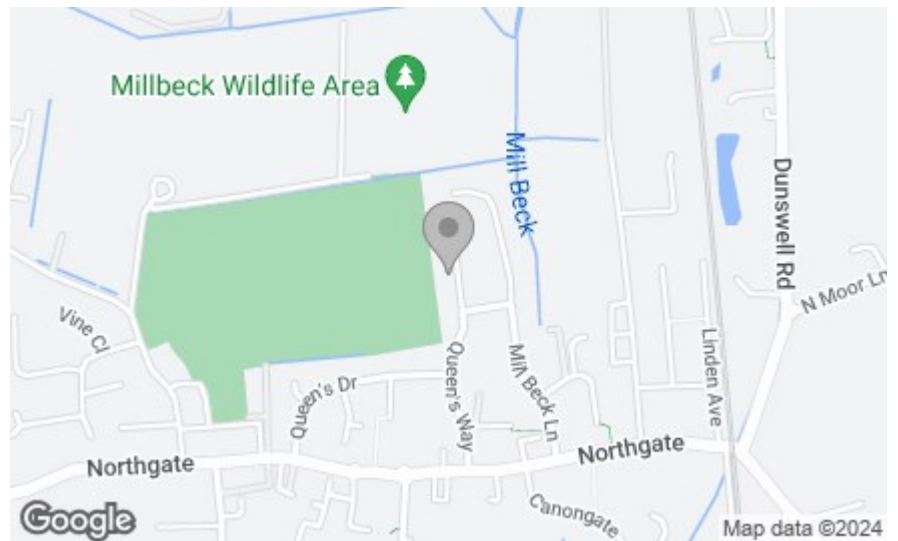
GROUND FLOOR  
APPROX. FLOOR  
AREA 550 SQ.FT.  
(51.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
	<b>86</b>
<b>68</b>	

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC