



SYMONDS + GREENHAM

Estate and Letting Agents



5 Montreal Crescent, Cottingham, HU16 5EW

£225,000

EXCEPTIONAL FAMILY HOME - POPULAR COTTINGHAM LOCATION - OFF STREET PARKING

Discover the epitome of family living in this meticulously upgraded semi-detached home. From the moment you step into the welcoming hallway, you'll be captivated by the thoughtful design and quality finishes that define this fabulous residence.

Ascend the feature staircase to the first floor, where doors lead to the ground floor WC and the inviting lounge. The contemporary layout unfolds seamlessly, revealing a through lounge adorned with a feature fireplace. Solid Oak doors gracefully open to the dining kitchen, creating a captivating space perfect for entertaining family and friends.

Upstairs, the first floor unveils the family bathroom and three generously sized bedrooms, with two boasting built-in wardrobes, offering both style and practicality.

Step outside to the enclosed rear garden, a haven for family activities. A paved patio area complements the space, adorned with a raised flower bed. Ascend the steps to a lush lawn surrounded by decorative shrubbery and plantings, creating a serene outdoor retreat.

The property comes complete with a private driveway, providing ample off-street parking and convenient access to the garage, adding to the overall functionality of this family-friendly abode.

GROUND FLOOR

THROUGH LOUNGE

24'7 x 10'8 max (7.49m x 3.25m max)

A wonderful through lounge.



DINING KITCHEN

15'6 x 9'7 max (4.72m x 2.92m 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 freezer.



WC

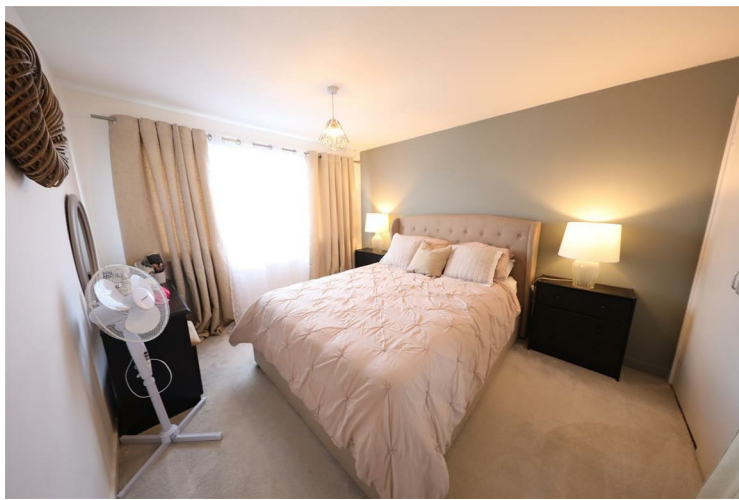
With a low level WC and a hand basin.

FIRST FLOOR

BEDROOM 1

12'0 x 9'8 max (3.66m x 2.95m max)

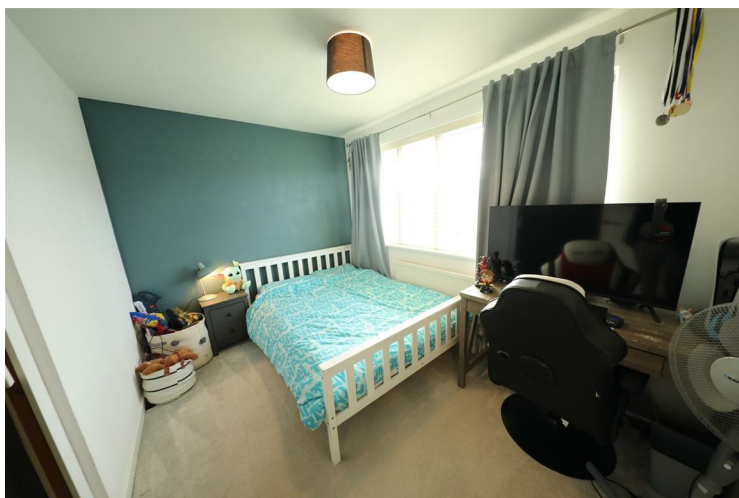
A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

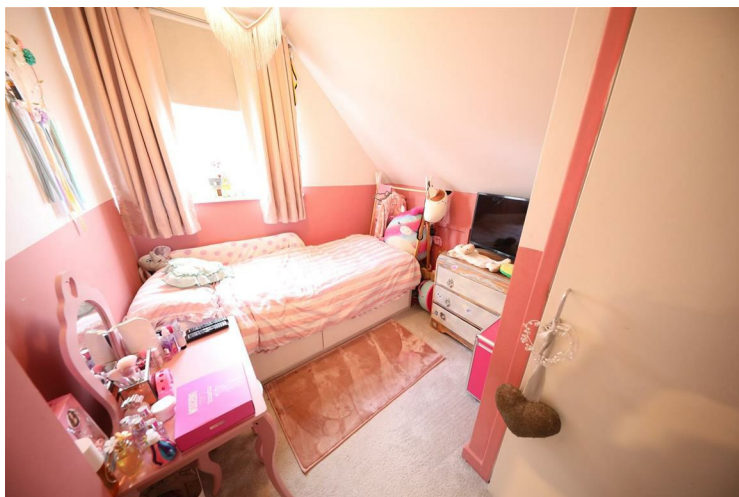
10'8 x 9'7 max (3.25m x 2.92m max)

Another wonderful bedroom.



BEDROOM 3

9'7 x 7'7 max (2.92m x 2.31m max)



BATHROOM

With a low level WC, a hand basin and a bath.



OUTSIDE

The property benefits from a lovely rear garden.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX

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

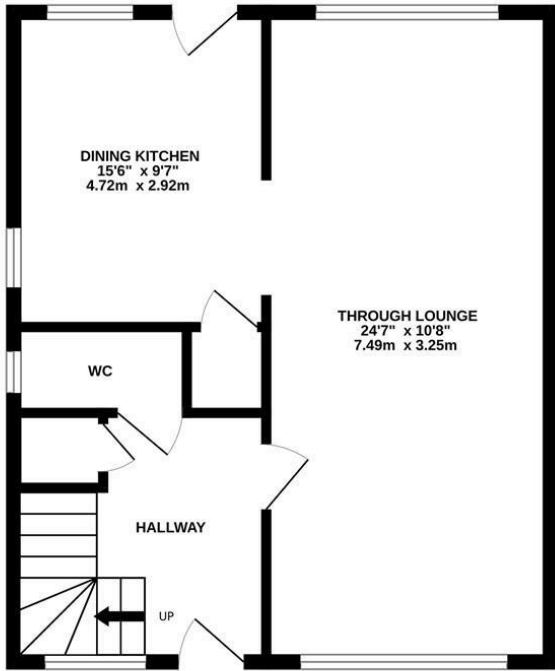
DISCLAIMER

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.

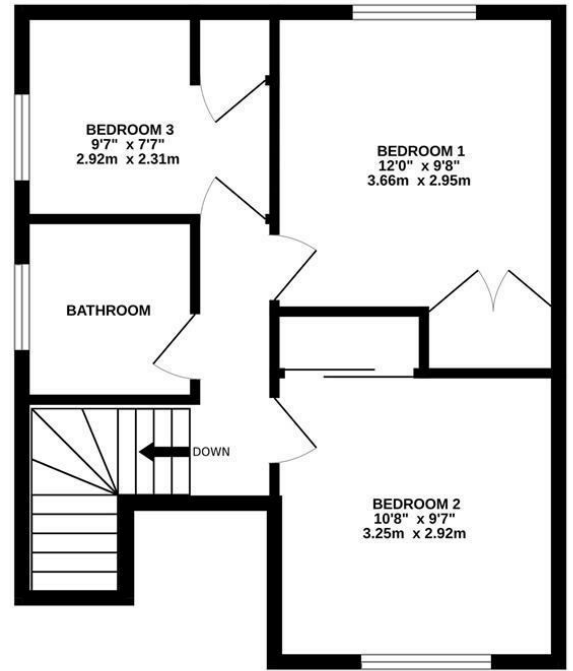
VIEWINGS

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

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

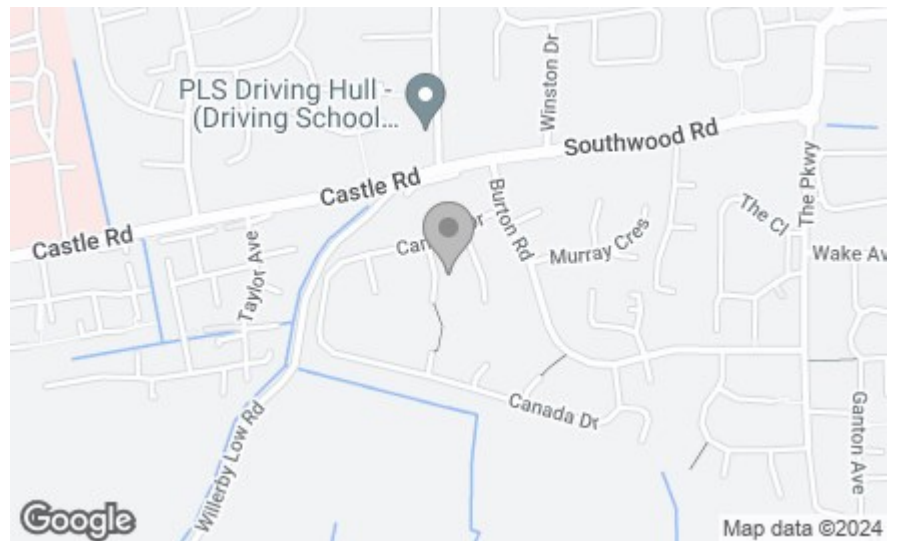


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 861sq.ft. (80.0 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) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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