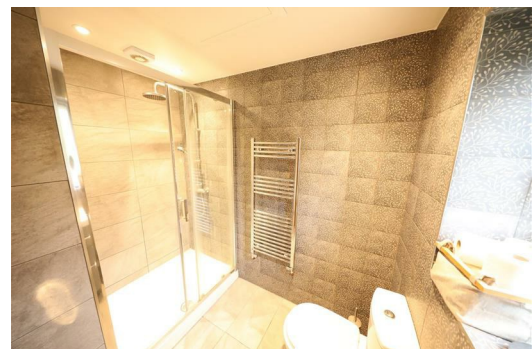




SYMONDS + GREENHAM

Estate and Letting Agents



24 West End Road, Cottingham, HU16 5PN

£350,000

BEAUTIFUL THREE BED SEMI DETACHED HOME WITH LOFT SPACE - SUBLIME OPEN PLAN KITCHEN EXTENSION - PRIME VILLAGE LOCATION - HUGE REAR GARDEN - FRONT DRIVE AND OFF STREET PARKING

Symonds and Greenham proudly presents this stunning 3 bedroom semi detached property on West End Road in Cottingham. Situated in a highly sought after village location, this home offers convenient access to transportation networks and is close to the village centre with excellent schools nearby. Step inside to find a welcoming hallway leading to a spacious living room and a beautifully designed open plan kitchen/dining area/sitting room featuring skylights for ample natural light. Additionally, there's a connecting utility room, a stylish shower room, and a lobby on the ground floor. Upstairs, you'll discover three generously sized bedrooms and a gorgeous family bathroom. The second floor presents an excellent space, not done to building regulations, along with a storage cupboard that could potentially be converted into an en suite. Outside, the property boasts a generous rear garden primarily laid to lawn, complemented by a paved patio area, offering endless potential for outdoor enjoyment and relaxation. Additionally, there's a driveway to the front providing off-street parking convenience.

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

GROUND FLOOR

ENTRANCE HALL

a spacious hall way with stairs to first floor and doors to kitchen and...



LOUNGE

13'5 x 11'11 max (4.09m x 3.63m max)

a well presented living room with decorative fireplace and bay window



KITCHEN

12'4 x 8'5 max (3.76m x 2.57m max)

a stylish kitchen with a range of eye and base level units with complementing work surfaces, integrated fridge freezer, integrated dish washer, sink basin with drainer unit. two integrated electric ovens and gas hob with overhead extractor fan



DINING

19'10 x 14'10 max (6.05m x 4.52m max)

a beautiful dining area with skylights and bifold doors to the rear garden



SITTING ROOM

16'10 x 11'5 max (5.13m x 3.48m max)

a versatile reception room with fitted units



SHOWER ROOM

a chic shower room with low level w/c, walk in shower cubicle with overhead shower attachment, sink basin with vanity unit, heated towel rail and floor to ceiling tiles



UTILITY ROOM

7'3 x 4'4 max (2.21m x 1.32m max)

with plumbing for washing machine and space for tumble dryer

FIRST FLOOR

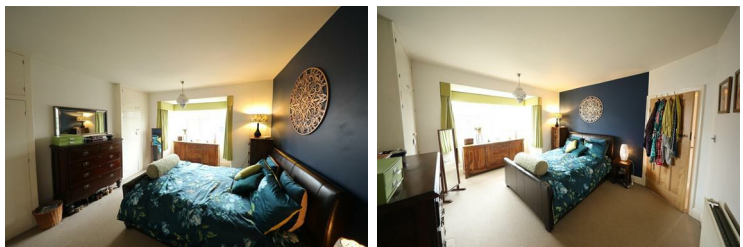
LANDING

with stairs to second floor and doors to...

BEDROOM 1

15'2 x 12'4 max (4.62m x 3.76m max)

a spacious primary bedroom with fitted units and bay window



BEDROOM 2

13'5 x 11'6 max (4.09m x 3.51m max)

another fantastic double bedroom with fitted units



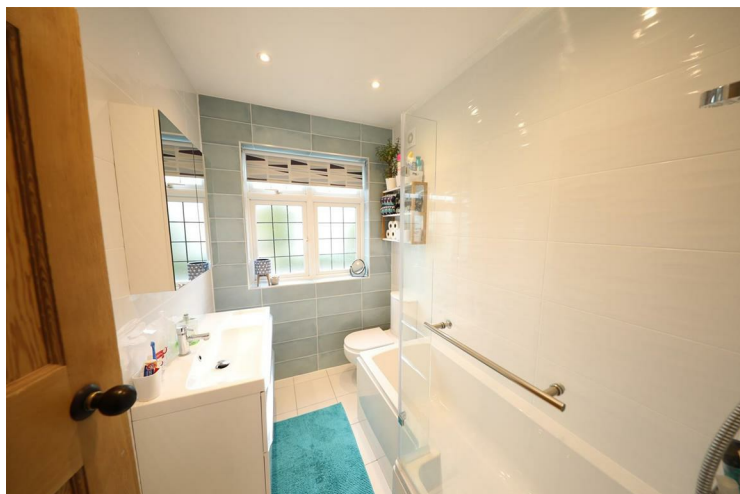
BEDROOM 3

9'11 x 7'11 max (3.02m x 2.41m max)



BATHROOM

a beautiful family bathroom, tiled throughout, with low level w/c, sink basin with vanity unit and built in bath with overhead shower attachment



SECOND FLOOR

LOFT SPACE

12'4 x 11'11 max (3.76m x 3.63m max)

a versatile loft room, currently used as a home office (not done to building regs)



STORAGE CUPBOARD

OUTSIDE

a fantastic, generously sized rear garden mainly laid to lawn with a variety of shrubbery and hedge borders, with paved patio, enclosed by timber fencing.

To the front, the property benefits from a front drive providing off street parking



CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

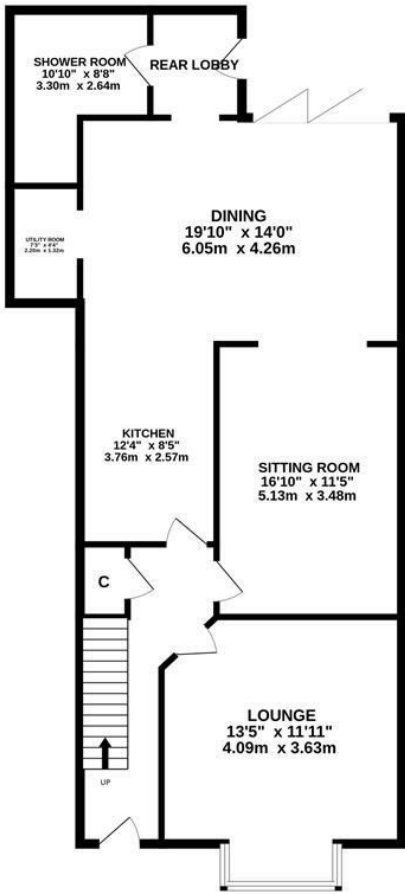
Symonds + Greenham have been informed that this property is Freehold.

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

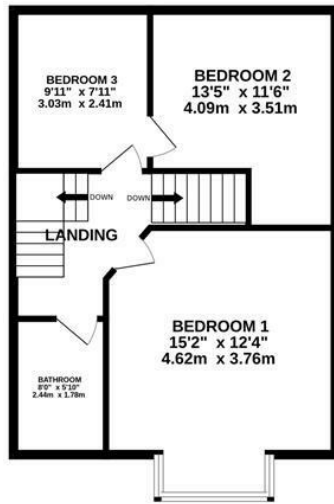
VIEWINGS

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

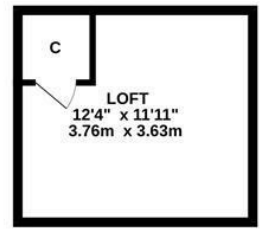
GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA: 1803 sq.ft. (167.5 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	78
(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	78
(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

