



SYMONDS + GREENHAM

Estate and Letting Agents



14 Keswick Gardens, Cottingham, Hull, HU6 8TD £140,000

NO ONWARD CHAIN - THREE BED TERRACED - DESIRABLE, RESIDENTIAL LOCATION - HUGE REAR GARDEN WITH DOUBLE GARAGE

Nestled in the sought after Keswick Gardens, this charming 3 bedroom terraced property is situated in a highly desirable residential location. Boasting a desirable school catchment area and close proximity to amenities, it presents an ideal opportunity for first time buyers or small families seeking a comfortable home.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The ground floor features an open plan living and dining room, creating a spacious and inviting area for relaxation and entertaining. The adjoining kitchen adds practicality to the space, offering functionality for everyday living. Upstairs, the property offers three good sized bedrooms, providing ample accommodation for family members or guests. A well appointed bathroom completes the first floor, providing convenience and comfort for everyday use.

Externally, the property boasts a tremendous rear garden, offering plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, a double garage provides secure parking and extra storage space, enhancing the practicality of this delightful home. The low maintenance front garden adds to the property's appeal, offering a welcoming first impression.

With its desirable location, spacious interior, and practical features, this property on Keswick Gardens is sure to attract discerning buyers looking for a comfortable and convenient place to call home.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a welcoming entrance hall with stairs to first floor and door to...



OPEN PLAN LIVING/DINING ROOM

21'8 x 16'3 max (6.60m x 4.95m max)

a fantastic open plan living/dining area with fireplace and door to...



KITCHEN

10'9 x 8'5 max (3.28m x 2.57m max)

with a range of eye and base level units with complementing work surfaces, ceramic sink with mixer tap and drainer unit, oven with gas hob and overhead extractor fan, plumbing for washing machine, space for tumble dryer and space for fridge freezer, with door to the rear garden



FIRST FLOOR

LANDING

BEDROOM 1

10'9 x 9'2 max (3.28m x 2.79m max)

a good sized primary bedroom with fitted units and bay window



BEDROOM 2

10'6 x 9'5 max (3.20m x 2.87m max)

another good sized double bedroom with built in storage cupboard



BEDROOM 3

7'1 x 6'5 max (2.16m x 1.96m max)

a single, third bedroom



BATHROOM

with low level w/c, pedestal sink basin and panelled bath with electric shower, with tiles to splash back areas



OUTSIDE

To the rear, the property boasts a huge, phenomenal garden, mainly laid to lawn with concrete patio, leading to the double garage, with tenfoot access, enclosed by timber fencing.

To the front, the property benefits from a low maintenance garden, enclosed by timber fencing.



DOUBLE GARAGE

31'8 x 12'8 max (9.65m x 3.86m max)

a 31' garage, complete with power supply, providing convenient parking or storage solutions, plus potential for a variety of functions, including a workshop or additional living space

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 A.

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

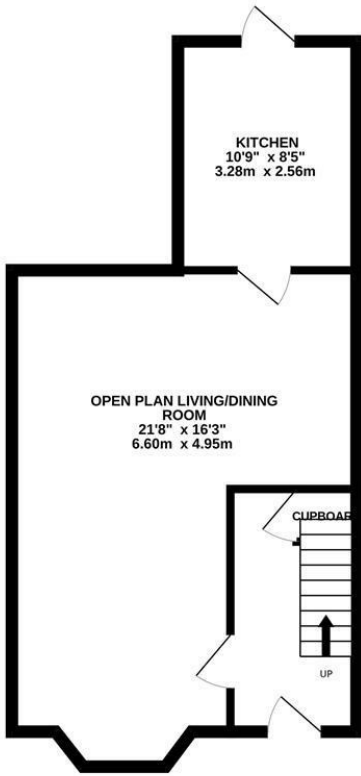
Symonds + Greenham have been informed that this property is Freehold.

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

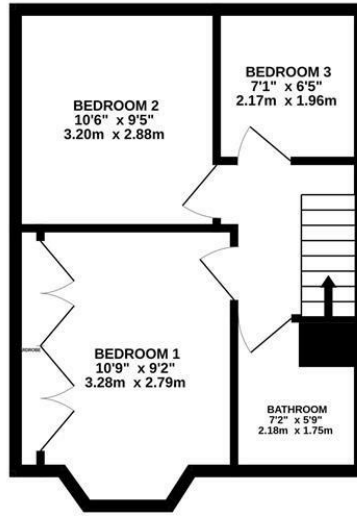
VIEWINGS

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

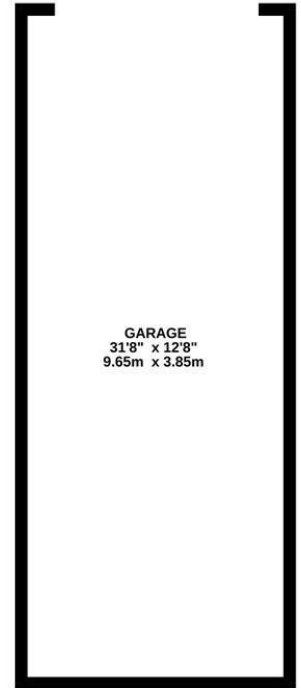
GROUND FLOOR



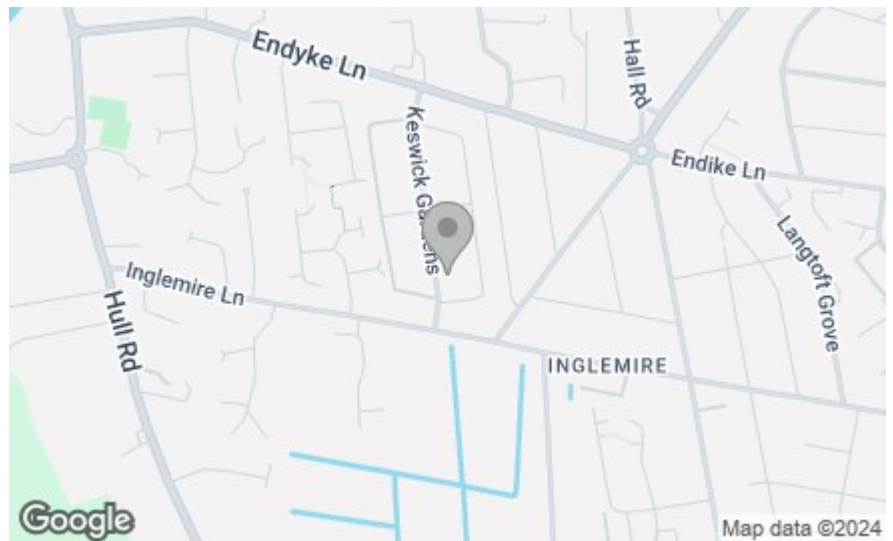
1ST FLOOR



GARAGE



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