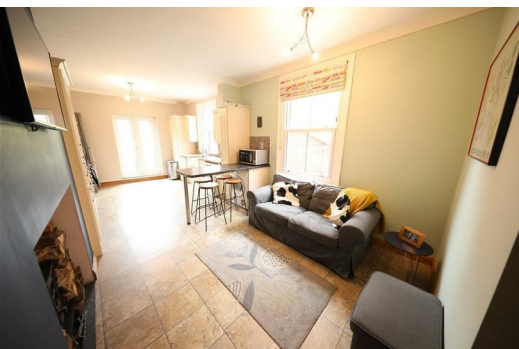




SYMONDS + GREENHAM

Estate and Letting Agents



30 Hallgate, Cottingham, HU16 4DJ

£450,000

Nestled on Hallgate in Cottingham, this glorious five bedroom terraced period property offers an incredible and spacious family home adorned with charming period features throughout. Its ideal location makes it perfectly situated for families, being in close proximity to excellent schools and the vibrant village centre.

Upon entering, you are greeted by a beautiful entrance hall that sets the tone for the elegance found throughout the home. The cosy living room provides a welcoming space to relax and unwind, while the adjacent dining room offers a sophisticated setting for entertaining guests or enjoying family meals. The heart of the home lies in the open plan kitchen family room, where modern convenience meets timeless charm. This versatile space is ideal for everyday living and features ample room for dining and socialising. A convenient downstairs w/c and rear lobby add to the functionality of the ground floor layout.

Ascending to the first floor, you'll find four well proportioned bedrooms, each offering comfort and character. The family bathroom, separate w/c, and en suite to the primary bedroom provide luxurious amenities for residents. An additional spacious bedroom on the top floor adds versatility and additional living space.

Outside, the property boasts a fabulous lawned garden, creating a tranquil oasis for outdoor enjoyment. With its sun trap aspect, the garden is the perfect spot for alfresco living during the warmer months, providing an inviting space for relaxation and entertainment.

In summary, this glorious period property on Hallgate offers a unique opportunity to experience the quintessential charm of Cottingham living. With its spacious interiors, period features, and convenient location, this home is sure to captivate those seeking a blend of elegance, comfort, and convenience. Contact us today to arrange a viewing and discover the allure of this exceptional family home!

GROUND FLOOR

ENTRANCE HALL

a glorious hall way with stairs to first floor and doors to living room, dining room and kitchen



LIVING ROOM

with fireplace and bay window



DINING ROOM

with fireplace and double doors to the rear garden



OPEN PLAN KITCHEN/LIVING AREA

with a range of eye and base level units with complementing work surfaces, breakfast bar, integrated double oven with gas hob and overhead extractor fan, space for fridge freezer, plumbing for washing machine and double doors to the rear garden



W/C

with low level w/c and pedestal sink basin



REAR LOBBY

FIRST FLOOR

LANDING

with stairs to second floor

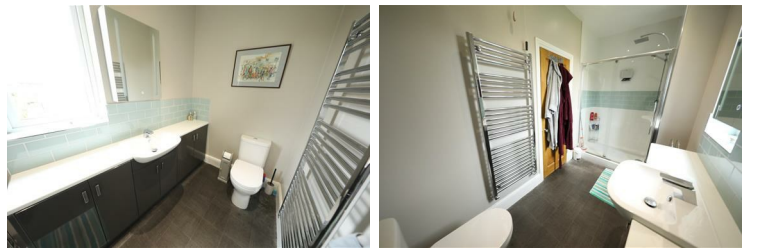
BEDROOM 1

a fantastic primary bedroom with door to...



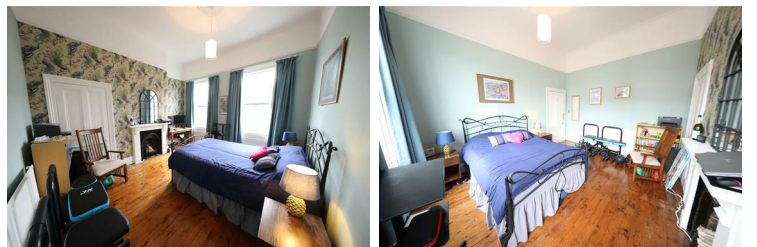
EN SUITE

with low level w/c, sink basin with vanity unit and walk in shower



BEDROOM 2

a good sized double bedroom with fireplace and built in cupboard



BEDROOM 3

a good sized double bedroom with fireplace and built in cupboard

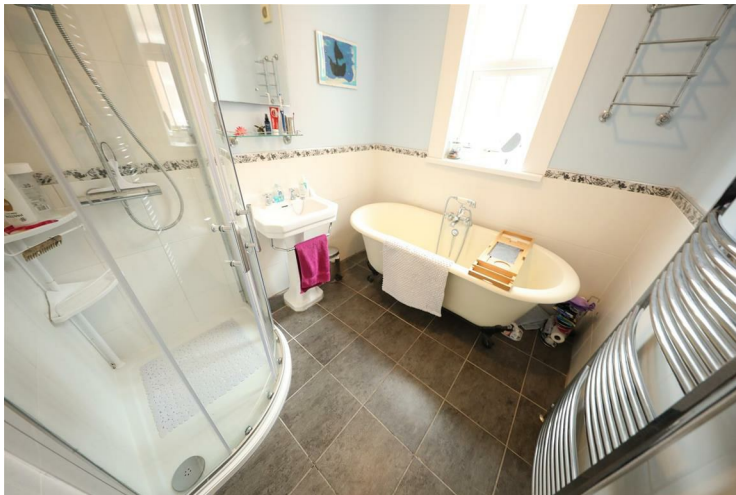


BEDROOM 4



BATHROOM

with pedestal sink basin, corner shower cubicle, heated towel rail and free standing bath



W/C

with low level w/c



SECOND FLOOR

BEDROOM 5

a spacious double bedroom



OUTSIDE

a glorious rear garden mainly laid to lawn with patio area, with plant borders, enclosed by timber fencing

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 E.

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

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.

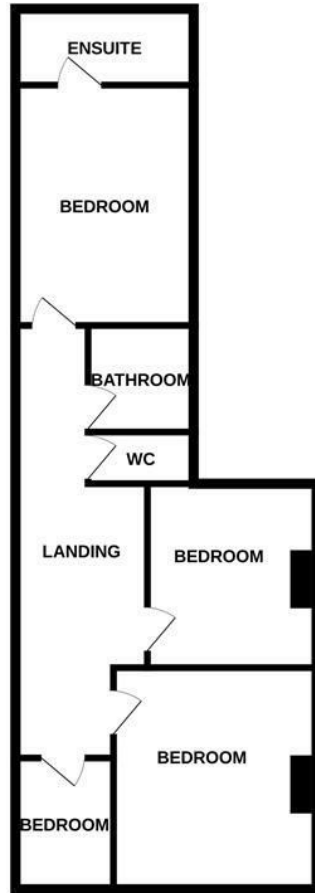
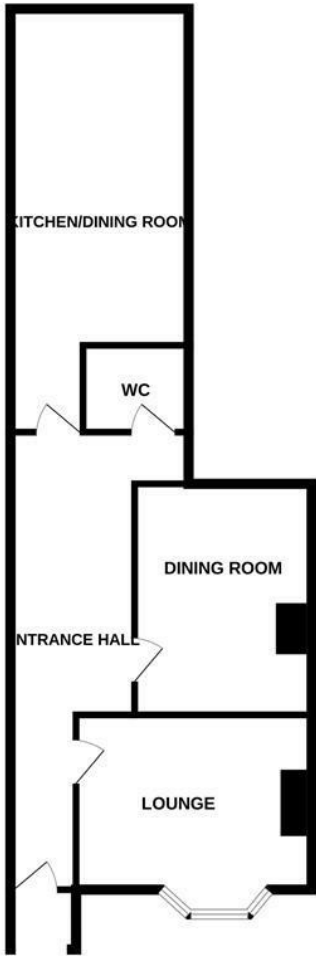
VIEWINGS

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

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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	
(82 plus) A	
(81-81) 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