



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **2 Albert Row, Cottingham, HU16 5GS** **Offers in the region of £323,000**

Nestled on Albert Row off Harland Way, this outstanding 4 bedroom detached property offers an idyllic family lifestyle in a delightful residential area. Situated on a private road, the home enjoys serene views overlooking the green and play park. With its excellent proximity to schools and amenities in the village, residents benefit from convenient access to essential services and facilities.

The property boasts a stylish interior, meticulously decorated with a neutral palette and beautiful finish throughout. The spacious entrance hall welcomes you into the home, leading seamlessly to the inviting living room, where natural light floods the space, creating a warm and inviting ambiance. Ideal for modern living and entertaining, the open kitchen diner offers a versatile space for cooking, dining, and socialising with family and friends. The adjacent utility room and convenient ground floor w/c enhance functionality, catering to the practical needs of everyday life. Completing the ground floor layout, an integral garage provides secure parking and additional storage space, ensuring convenience for residents.

Upstairs, the property features four generously sized bedrooms, offering ample space for rest and relaxation. The primary bedroom boasts an en suite bathroom, providing a private retreat for homeowners. A well appointed family bathroom serves the remaining bedrooms, offering modern fixtures and fittings for residents' comfort.

Outside, the property features a fantastic lawned rear garden, providing an ideal outdoor space for family activities, relaxation, and alfresco dining during the warmer months. Off street parking to the front of the property adds further convenience.



## GROUND FLOOR

### ENTRANCE HALL



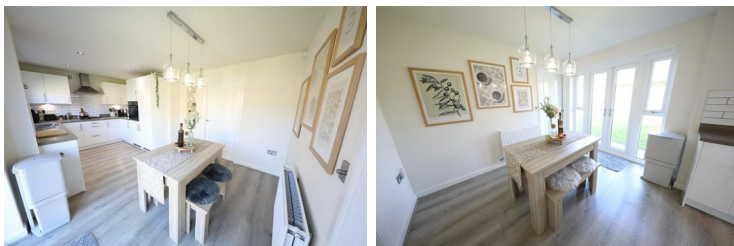
### LIVING ROOM

15'9 x 10'8 max (4.80m x 3.25m max)  
a spacious living room



### KITCHEN DINER

14'2 x 10'4 max (4.32m x 3.15m max)  
a beautifully presented kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated fridge freezer, integrated dishwasher, integrated oven with gas hob and overhead extractor fan, with french doors to rear garden and door to...



### UTILITY ROOM

5'9 x 5'3 max (1.75m x 1.60m max)  
with eye level units and work bench, with plumbing for washing machine and space for tumble dryer

### W/C

with low level w/c and corner sink basin



### GARAGE

with power supply

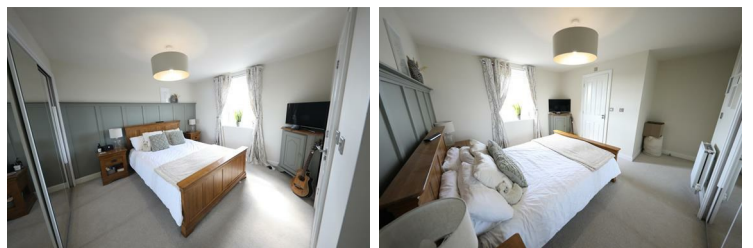
## FIRST FLOOR

### LANDING



### BEDROOM 1

15'9 x 11'5 max (4.80m x 3.48m max)  
a stylish primary bedroom with fitted wardrobes and door to...



### EN SUITE

with low level w/c, pedestal sink basin, heated towel rail and walk in shower cubicle



### OUTSIDE

a fantastic rear garden mainly laid to lawn with gravelled area and pergola, providing the perfect spot for alfresco dining in the warmer months



### BEDROOM 2

11'4 x 9'9 max (3.45m x 2.97m max)  
another good sized double bedroom



### 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.

### BEDROOM 3

12'4 x 9'1 max (3.76m x 2.77m max)



### 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.

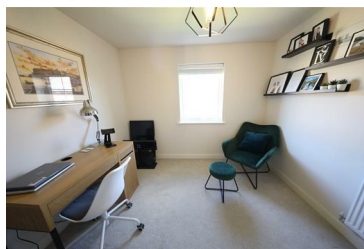
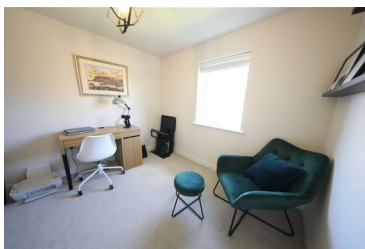
### TENURE

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.

### BEDROOM 4

10'3 x 9'5 max (3.12m x 2.87m max)



### VIEWINGS

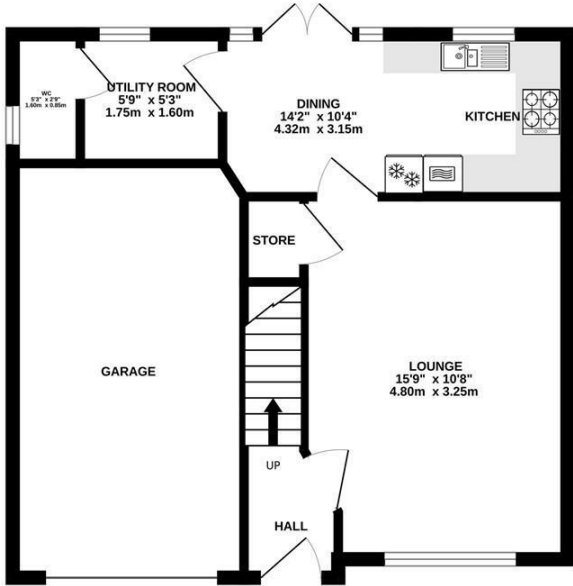
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### BATHROOM

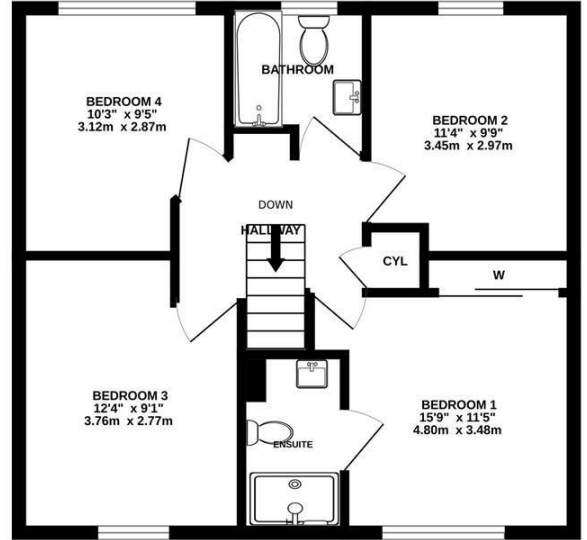
with low level w/c, pedestal sink basin and panelled bath, with tiles to splash back areas



GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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) <b>A</b>	<b>84</b> <b>94</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher 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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

