



SYMONDS + GREENHAM

Estate and Letting Agents



6 Bilton Dale, Cottingham, HU16 5DB Offers over £340,000

Welcome to this exceptional detached family home located in the sought-after village of Cottingham. This property boasts a spacious layout with one reception room, perfect for entertaining guests or relaxing with family. With five bedrooms, including four generous double bedrooms and a single fifth, there is ample space for a growing family or visiting guests.

The two modern bathrooms ensure convenience and comfort for all residents. This house is truly a gem, being still under the new build warranty, offering peace of mind to the new owners. The interior is tastefully designed and maintained, providing a contemporary and stylish living space for you to enjoy.

One of the highlights of this property is the lovely rear garden, ideal for outdoor gatherings, children's play, or simply unwinding in the fresh air. Whether you have a green thumb or simply enjoy the outdoors, this garden offers a tranquil retreat right at your doorstep.

Don't miss the opportunity to make this house your home. With its prime location, modern amenities, and spacious layout, this detached family home in Bilton Dale is a rare find that is sure to impress.

GROUND FLOOR

ENTRANCE HALL

A spacious and inviting entrance hall with stairs to the first floor



LOUNGE

15'1 max x 10'4 max (4.60m max x 3.15m max)

A large and bright reception room



KITCHEN/DINER

21'1 max x 9'7 max (6.43m max x 2.92m max)



KITCHEN

A modern kitchen with a range of eye and base level units with complementing work surfaces, space for fridge freezer, integrated dishwasher, electric oven, gas hob with overhead extractor fan, stainless steel sink and drainer unit, breakfast bar and door to the utility room



DINER

with French doors to the rear garden



UTILITY ROOM

with eye level and base level units with complementing work surface, plumbing for washing machine, space for tumble dryer, door to the downstairs WC and door to the rear garden



DOWNSTAIRS WC

A convenient downstairs toilet with low level WC, vanity hand basin unit, heated towel rail and tiled to splashback areas



BEDROOM TWO

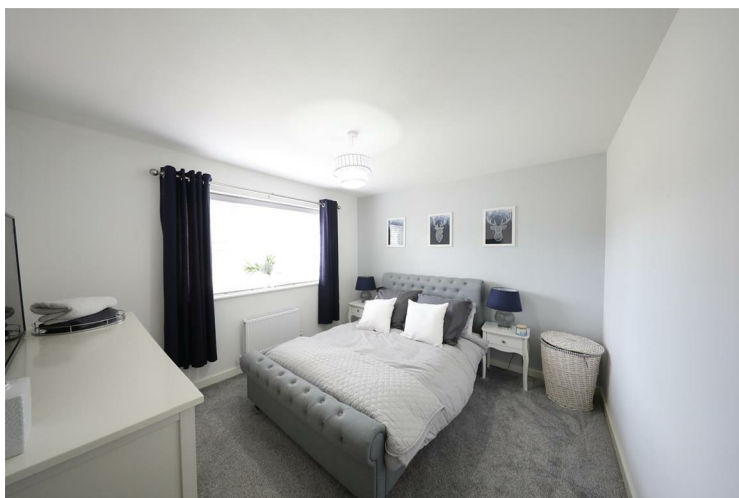
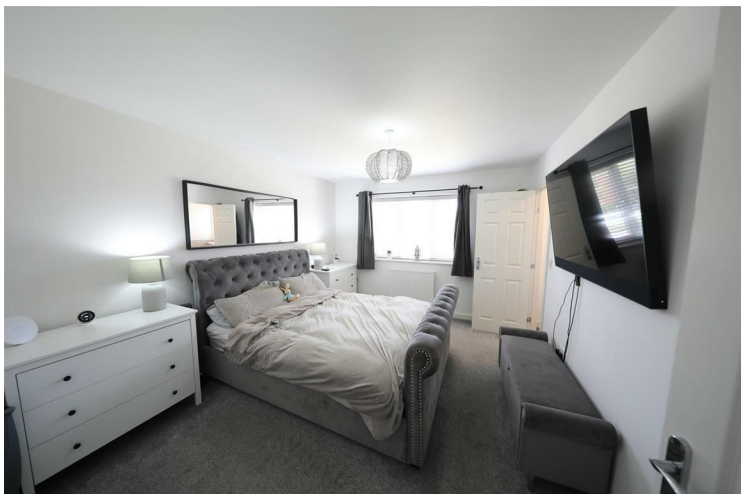
11'6 max x 10'6 max (3.51m max x 3.20m max)
A second good sized double bedroom

FIRST FLOOR

LANDING

BEDROOM ONE

13'3 max x 10'3 max (4.04m max x 3.12m max)
An excellent sized double bedroom with ensuite shower room



BEDROOM THREE

10'3 max x 9'2 max (3.12m max x 2.79m max)
A third double bedroom

ENSUITE

with low level WC, pedestal hand basin, shower cubicle with overhead shower attachment and tiled to splashback areas



BEDROOM FOUR

11'8 max x 10'0 max (3.56m max x 3.05m max)
A fourth double bedroom



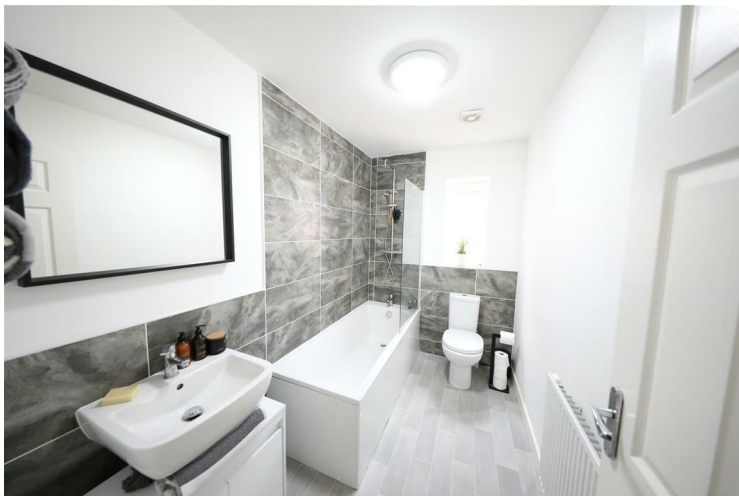
BEDROOM FIVE

7'1 max x 7'0 max (2.16m max x 2.13m max)



BATHROOM

A family bathroom with low level WC, pedestal hand basin, panelled bath with overhead shower attachment and tiled to splashback areas



OUTSIDE

The generous south facing rear garden has been beautifully landscaped with a patio area, lawned space and enclosed by timber fencing with a wooden shed providing external storage space



GARAGE AND PARKING

The property benefits from a single integral garage with remote control electric garage door and front drive providing off street parking for a number of vehicles

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

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

COUNCIL TAX BAND

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

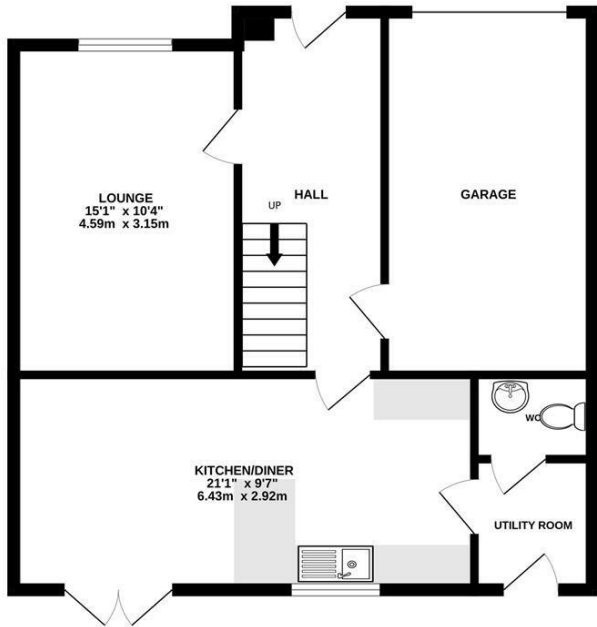
VIEWINGS

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

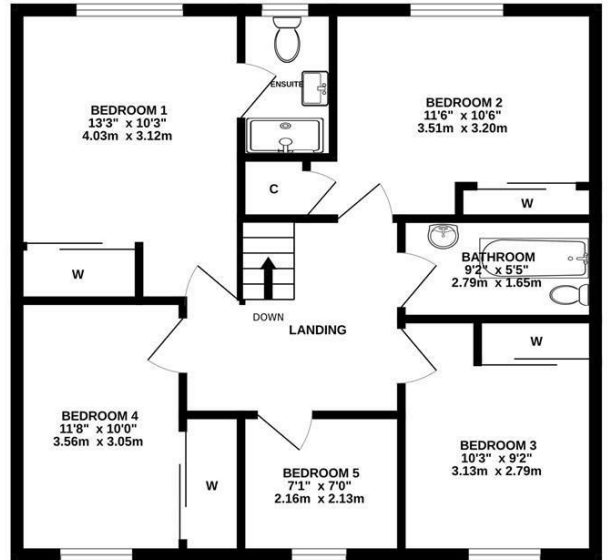
DISCLAIMER

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.

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1325sq.ft. (123.1 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
84	95

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

