



SYMONDS + GREENHAM

Estate and Letting Agents



6 North View, Cottingham, Yorkshire HU20 3UL

£450,000

EXQUISITE DETACHED FAMILY RESIDENCE - FIVE SPACIOUS DOUBLE BEDROOMS - IDEAL FOR FAMILY LIVING - MASTER BEDROOM WITH LUXURIOUS ENSUITE - AMPLE OFF-STREET PARKING - SERENE CUL-DE-SAC SETTING - MAGNIFICENT OPEN-PLAN KITCHEN AND DINING AREA

Nestled in the idyllic village of Little Weighton, this stunning detached home offers an exceptional living experience. Perfectly positioned near highly regarded schools and just a short drive from the charming villages of Cottingham and Beverley, where you'll find an array of supermarkets, a cinema, and an assortment of retail outlets and restaurants.

This home is a true family haven, boasting generous living spaces that have been meticulously decorated and enhanced by its current owners to the highest standards. Outside, you'll find convenient off-street parking for two vehicles at the front, while the rear unveils a spacious garden with breathtaking views of the village pond – an ideal retreat for relaxation and outdoor activities.

SEEKING A SPACIOUS FAMILY HOME IN A TRANQUIL VILLAGE SETTING? YOUR DREAM HOME AWAITS...SCHEDULE YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor and understairs WC



LOUNGE

11'8 max x 24'2 max (3.56m max x 7.37m max)

A spacious 24 foot Lounge with bay window and French doors to the rear garden, cherrywood flooring and feature fireplace



BEDROOM FIVE

15'6 max x 9'8 max (4.72m max x 2.95m max)

A fifth double bedroom



OPEN PLAN KITCHEN/DINER/UTILITY

16'0 max x 24'2 max (4.88m max x 7.37m max)

An impressive open plan living space bursting with natural light



KITCHEN

A brand new fully integrated kitchen with a range of eye and base level units with complementing work surfaces, fridge freezer, electric oven and grill, sink and drainer unit, dishwasher and central island with integrated induction hob



DINING



UTILITY

With eye level and low-level units with complementing work surface, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer unit and door to the rear garden



ENSUITE

With low-level WC, pedestal hand basin, heated towel rail, shower cubicle with overhead shower attachment and tiles from floor to ceiling

DOWNSTAIRS WC

A convenient downstairs toilet with low-level WC and pedestal handbasin



BEDROOM TWO

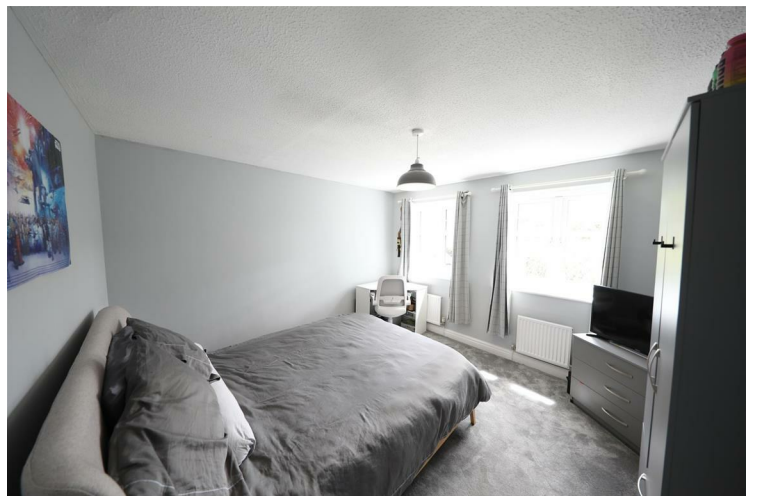
12'0 ,max x 11'7 max (3.66m ,max x 3.53m max)
A second good sized double bedroom

FIRST FLOOR

LANDING

BEDROOM ONE

14'6 max x 11'6 max (4.42m max x 3.51m max)
An excellent sized double bedroom with ensuite shower room



BEDROOM THREE

12'7 max x 9'6 max (3.84m max x 2.90m max)
A third double bedroom



BEDROOM FOUR

9'6 max x 8'5 max (2.90m max x 2.57m max)



BATHROOM

A modern bathroom suite with low-level WC, pedestal handbasin, heated towel rail and panelled bath with overhead shower attachment with tiles from floor to ceiling



OUTSIDE

A lawned garden extends to the front with some specimen trees and a blockset driveway provides parking facilities. The original double garage has been converted into a fifth bedroom and very useful large garden store.

The very attractive rear garden is set out for ease of maintenance being predominantly paved and turfed with shrub borders and there is a wall to the rear beyond which lies the village pond creating a delightful environment to enjoy and relax in.



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

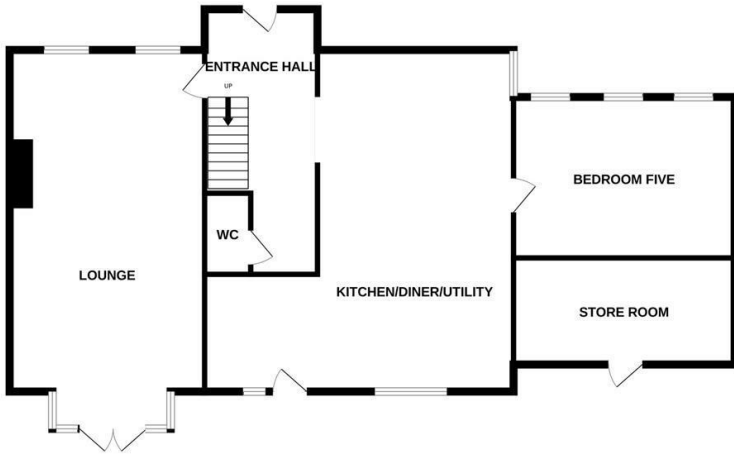
VIEWINGS

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

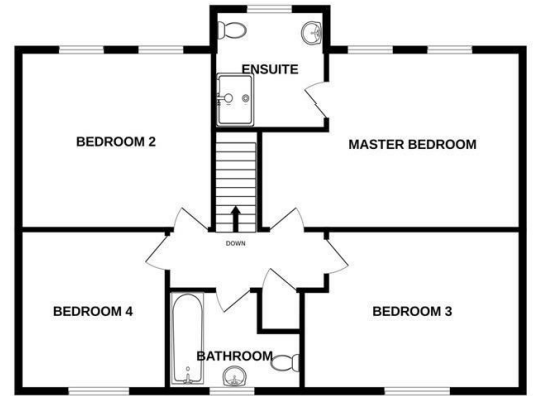
DISCLAIMER

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
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.5 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	
(92 plus) A	73
(81-91) 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	73
(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

