



SYMONDS + GREENHAM

Estate and Letting Agents



54 Wheatley Drive, Cottingham, HU16 5LR **£200,000**

OUTSTANDING THREE BED TERRACE - POPULAR VILLAGE LOCATION - OFF STREE PARKING

Nestled in the charming Wheatley Drive of Cottingham, this delightful mid-terrace house offers a warm and inviting atmosphere for you to call home. Boasting one reception room, three cosy bedrooms, and two bathrooms, this property is perfect for those seeking comfort and convenience. Situated in a sought-after village location, this lovely home is just a stone's throw away from a variety of amenities including shops, supermarkets, cafes, bars, and restaurants. Additionally, the proximity to well-regarded schools and excellent transport links makes this property an ideal choice for families. Step inside to discover a well-appointed lounge, a modern kitchen, and a convenient WC on the ground floor. Upstairs, you'll find three inviting bedrooms, with the main bedroom featuring an ensuite for added luxury, and a stylish family bathroom. Outside, the property offers parking to the front, ensuring convenience for residents and guests alike. The rear garden, laid to lawn, provides a tranquil space where you can relax and unwind after a long day. Don't miss the opportunity to make this charming terrace house your own and enjoy the comfort and convenience it has to offer in this desirable village location.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

14'3 x 12'1 max (4.34m x 3.68m max)

A lovely family room with good natural light.



KITCHEN

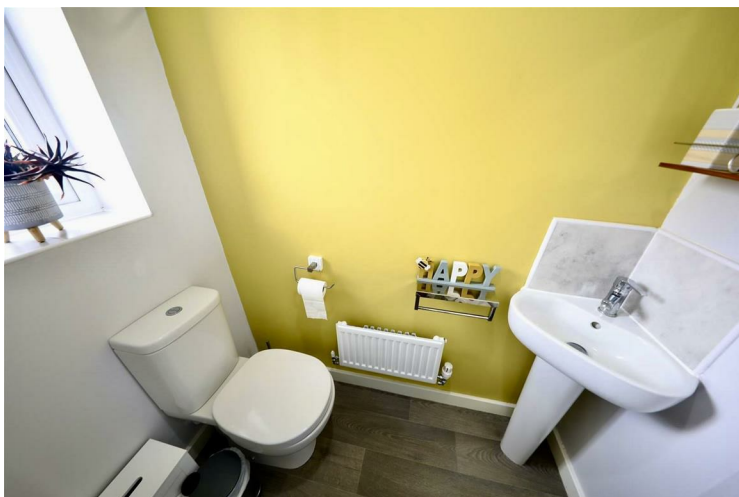
15'4 x 8'10 max (4.67m x 2.69m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine and a dishwasher, an integrated oven, integrated hob, and space for a fridge freezer.



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

12'0 x 9'6 max (3.66m x 2.90m max)

A brilliant bedroom with ensuite access.



ENSUITE

With a low level WC, a hand basin and a walk in shower.



BEDROOM 2

9'3 x 7'7 max (2.82m x 2.31m max)

Another wonderful bedroom.



BEDROOM 3

7'7 x 5'1 max (2.31m x 1.55m max)



VIEWINGS

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

COUNCIL TAX

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

BATHROOM

With a low level WC, a hand basin and a bath.



OUTSIDE

The property benefits from off street parking to the front and a rear garden that is mainly laid to lawn.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

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

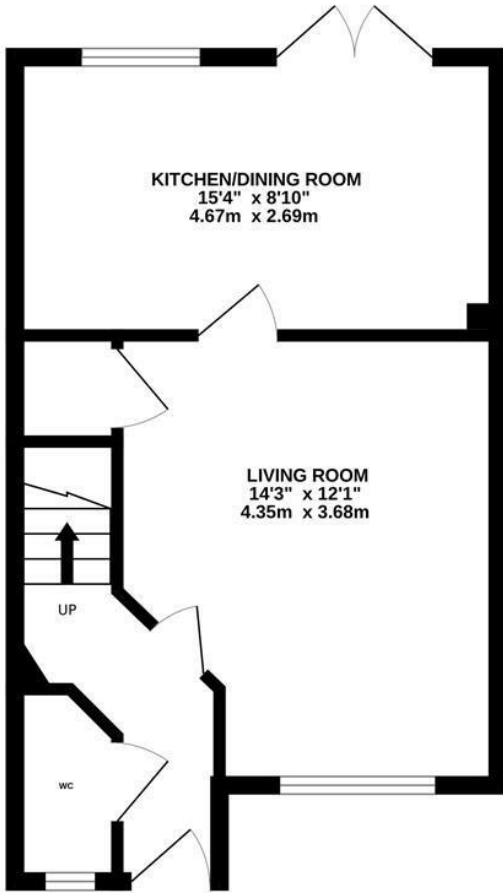
The property has the benefit of double glazing.

TENURE

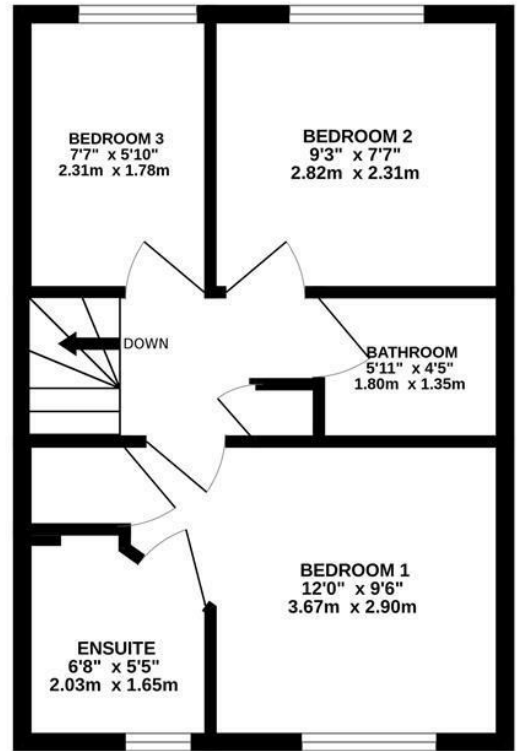
Symonds + Greenham have been informed that this property is Freehold.

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

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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	
(92 plus) A	
(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	
(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