



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 9 St. Margarets Close, Cottingham, HU16 5NG £950

COMING SOON!  
REGISTER YOUR INTEREST TODAY.  
3 BED SEMI DETACHED  
COTTINGHAM


We are pleased to offer to the rental market this 3 bedroom semi detached house on St. Margaret's Close in Cottingham. Situated in an excellent location, it offers close proximity to the village centre, good transport links, and convenient access to Castle Hill Hospital, along with highly regarded schools.

The property comprises of entrance hall, lounge separate dining room, kitchen and utility area.

Heading upstairs, three good sized bedrooms offer comfortable spaces for rest and relaxation. Completing this level is a family bathroom, ensuring convenience for the whole household.

Outside, a huge rear garden provides ample space for outdoor activities, with a summerhouse, and a greenhouse while the front drive and garage offer off street parking, adding to the practicality of this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <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	(02 plus) <b>A</b>		
(81-91) <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>			
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