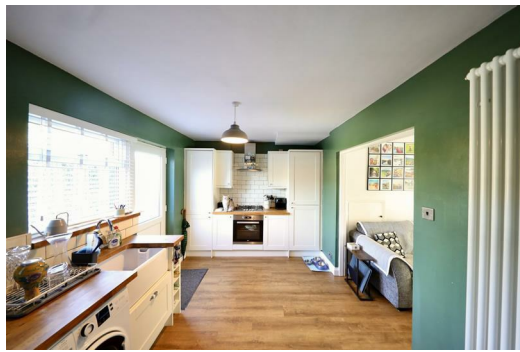




SYMONDS + GREENHAM

Estate and Letting Agents



22 Lyndhurst Avenue, Cottingham, Yorkshire HU16 4QE Offers over £145,000

Welcome to Lyndhurst Avenue, Cottingham - a charming terraced house that could be your perfect first-time buyer home! This delightful property boasts a cosy reception room, two lovely bedrooms, and a stylish bathroom with a standalone bath and a shower.

Situated in a quiet cul-de-sac on the outskirts of the desirable Cottingham village, this house offers off-street parking to the front, ensuring convenience for you and your guests. The generous rear garden provides ample space for outdoor activities and relaxation, perfect for enjoying those sunny afternoons.

The open-plan ground floor layout creates a seamless flow between the living spaces, making it ideal for entertaining friends and family. The stunning upstairs bathroom adds a touch of luxury to this lovely home, offering a tranquil space to unwind after a long day.

Don't miss out on the opportunity to own this gem in Cottingham - a peaceful retreat that combines comfort, style, and convenience in one of the most sought-after locations.

DON'T MISS OUT ON THIS OPPORTUNITY TO GET YOUR FOOT ON THE PROPERTY LADDER...BOOK A VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

LIVING ROOM

13'4 max x 10'1 max (4.06m max x 3.07m max)

with feature fire place, under-stairs cupboard, bay window and open plan entrance to the...



KITCHEN

14' max x 8'11 max (4.27m max x 2.72m max)

with a range of eye level and base level units with complimenting work surfaces, integrated fridge freezer, integrated dishwasher, electric oven, gas hob with overhead extractor fan, belfast sink, plumbing for ashing machine and door to the rear garden



FIRST FLOOR

BEDROOM 1

14'2 max x 13'5 max (4.32m max x 4.09m max)

An excellent sized double bedroom with bay window and fitted wardrobes



BEDROOM 2

8'10 max x 8'3 max (2.69m max x 2.51m max)

with fitted wardrobes



BATHROOM

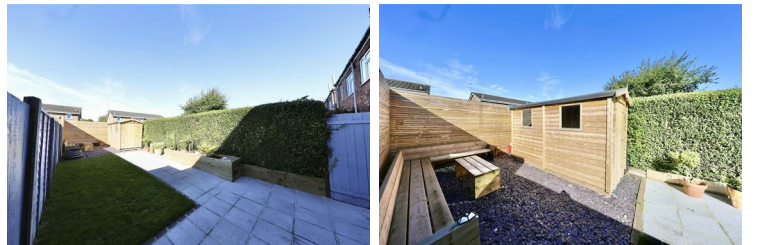
A superb and bright bathroom suite with low level WC, vanity hand basin unit, stand alone bath with mixer tap, shower cubicle with overhead shower attachment, heated towel rail and tiles to splashback areas



OUTSIDE

The front of the property is concreted providing off-street parking for two vehicles.

The rear garden is mainly laid to lawn with a block paved patio area and a timber shed and seating area to the rear .



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

TENURE

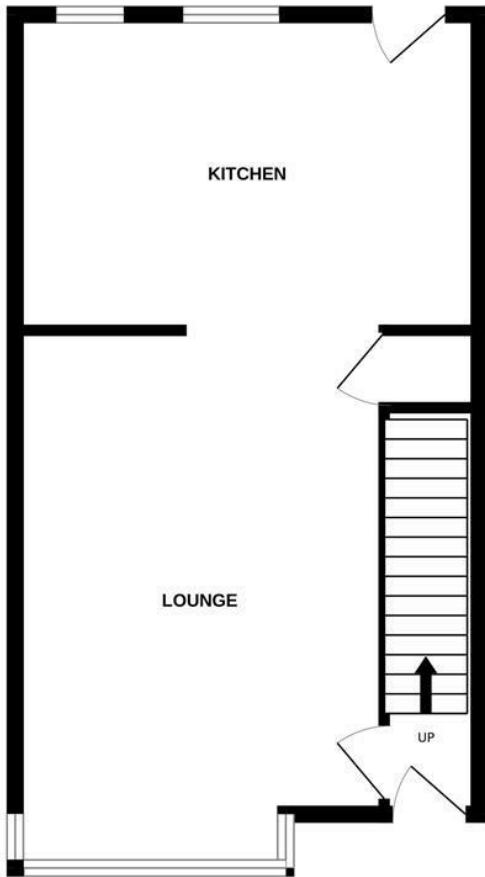
Symonds + Greenham have been informed that this property is Freehold

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

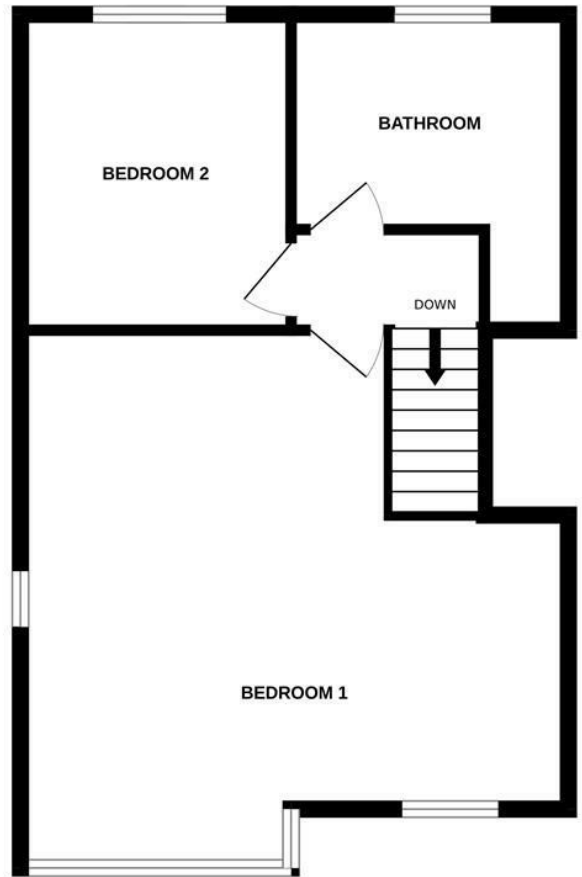
COUNCIL TAX BAND

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

GROUND FLOOR



1ST FLOOR



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	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	62
(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	
58	
England & Wales	EU Directive 2002/91/EC

