



SYMONDS + GREENHAM

Estate and Letting Agents



11 The Wolds, Cottingham, HU16 5LF Offers in the region of £220,000

OUTSTANDING THREE BED SEMI-DETACHED HOME - POPULAR VILLAGE LOCATION - TONS OF POTENTIAL

Nestled in the charming village of Cottingham, this outstanding three-bedroom semi-detached bungalow offers a fantastic opportunity for those looking to create their dream home. With two reception rooms, this property provides ample space for entertaining guests or simply relaxing with your loved ones. The spacious lounge is perfect for cosy evenings in, while the additional reception room can easily be transformed into a fourth bedroom or a versatile space to suit your needs. The property boasts a well-maintained kitchen and a bathroom, offering a solid foundation for a modern update to truly make it your own. Upstairs, you'll find three bedrooms, providing comfortable accommodation for the whole family. Outside, the property impresses with parking for three vehicles, a convenient side drive, a garage, and a delightful rear garden where you can enjoy the fresh air and perhaps cultivate your own green oasis. Located close to a variety of amenities including shops, supermarkets, cafes, bars, and restaurants, as well as reputable schools and excellent transport links, this home offers both convenience and a sense of community. If you're ready to roll up your sleeves and embark on a renovation project to create a bespoke living space in a sought-after village location, then this property in The Wolds is the perfect canvas for your vision. Don't miss out on this exciting opportunity to craft the home you've always dreamed of.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

16'0 x 13'0 max (4.88m x 3.96m max)

A wonderful family room with lots of natural light.

KITCHEN

13'1 x 8'0 max (3.99m x 2.44m max)

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

RECEPTION ROOM/BEDROOM

10'0 x 9'0 max (3.05m x 2.74m max)

An wonderful second reception room/auxiliary bedroom.

BATHROOM

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

FIRST FLOOR

BEDROOM 1

12'1 x 9'0 max (3.68m x 2.74m max)

An excellent bedroom with plenty of space for storage.

BEDROOM 2

11'0 x 10'0 max (3.35m x 3.05m max)

Another wonderful bedroom.

BEDROOM 3

11'1 x 8'0 max (3.38m x 2.44m max)

OUTSIDE

The property benefits from off street parking in the form of a side drive, a garage and a lovely rear garden.

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

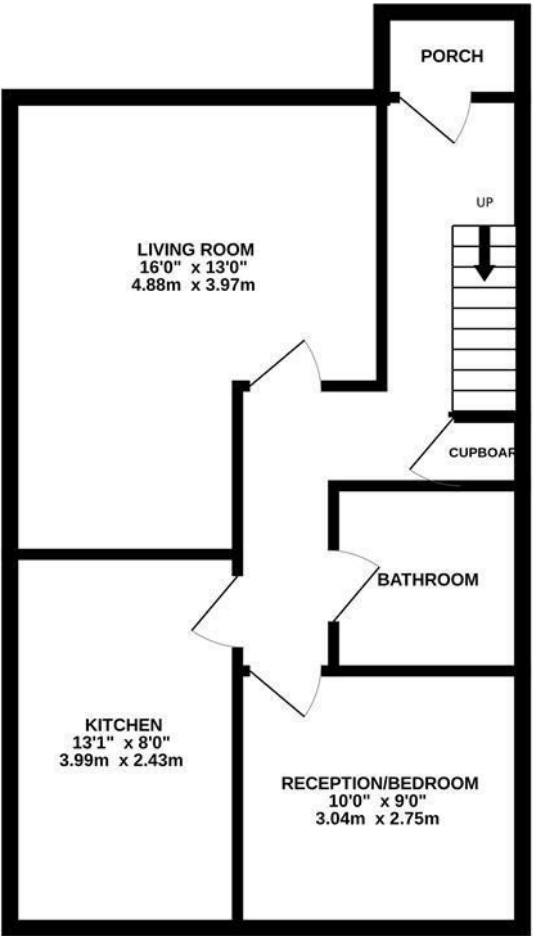
Symonds + Greenham have been informed that this property is freehold.

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

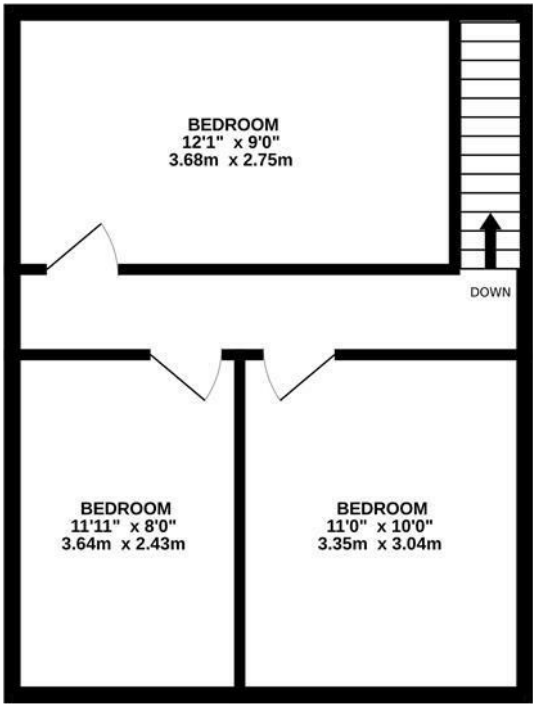
COUNCIL TAX

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

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	
(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	

