



SYMONDS + GREENHAM

Estate and Letting Agents



314 Cottingham Road, Hull, East Yorkshire HU6 8QA

£140,000

THREE BED TERRACED - POPULAR HU6 LOCATION - CLOSE TO SCHOOLS AND UNIVERSITY - THREE DOUBLE BEDROOMS - NEW ROOF AND BOILER - PERFECT RESIDENTIAL LOCATION - WELL PRESENTED THROUGHOUT

This well presented three bedroom mid-terraced property on Cottingham Road is situated in a highly sought after residential area in HU6, offering excellent proximity to outstanding schools, the university and convenient transport links into both Hull and Cottingham. Perfectly suited for families or professionals, the property boasts a brand new roof fitted just two years ago, a three year-old boiler and three generously sized double bedrooms, making it both stylish and practical.

The ground floor features an inviting entrance hall, a comfortable living room, a spacious dining room, and a well appointed kitchen, providing plenty of space for day to day living and entertaining. Upstairs, there are three large double bedrooms and a family bathroom, all well maintained and ready for immediate use.

Externally, the property benefits from a fantastic, secluded rear garden, perfect for relaxing in privacy. This delightful home offers a great combination of modern living and a prime location, making it an excellent opportunity for potential buyers.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

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

ENTRANCE HALL

with stairs to first floor, door to dining room and door to...

LIVING ROOM

11'3 x 9'9 max (3.43m x 2.97m max)

a well presented living room

DINING ROOM

13'3 x 11'4 max (4.04m x 3.45m max)

a fantastic dining room with access to...

KITCHEN

11'2 x 9'3 max (3.40m x 2.82m max)

a modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, integrated dishwasher, plumbing for washing machine, space for fridge freezer and door to the rear garden

FIRST FLOOR

LANDING

with storage cupboard and doors to all bedrooms and bathroom

BEDROOM 1

13'4 x 11'4 max (4.06m x 3.45m max)

a spacious primary bedroom

BEDROOM 2

12'3 x 9'9 max (3.73m x 2.97m max)

another good sized double bedroom

BEDROOM 3

11'3 x 9'2 max (3.43m x 2.79m max)

a third double bedroom

BATHROOM

a good sized family bathroom with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment

OUTSIDE

a quiet, secluded rear garden, mainly laid to lawn with concrete patio and slate chippings, enclosed by timber fence and hedge, with side passage to the front of the property

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

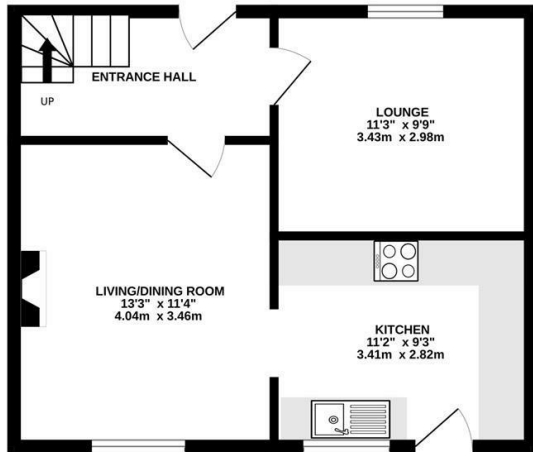
TENURE

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

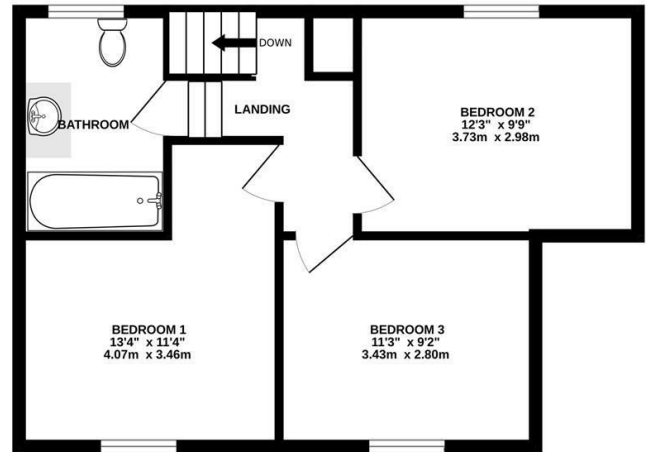
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

