



SYMONDS + GREENHAM

Estate and Letting Agents



61 South Street, Cottingham, HU16 4AP

Offers over £280,000

Nestled in the charming village of Cottingham, this delightful three-bedroom semi-detached home is an ideal choice for growing families. The property is well presented throughout, offering a warm and inviting atmosphere that is sure to impress.

Upon entering, you are greeted by a spacious and welcoming entrance hallway that sets the tone for the rest of the home. The open plan living and dining room provides a perfect space for family gatherings and entertaining guests. The modern fitted kitchen, complete with a breakfast bar, is both functional and stylish, making it a joy to prepare meals. Adjacent to the kitchen, the conservatory offers a lovely spot to relax and enjoy views of the garden, while the utility room and downstairs w/c add to the convenience of everyday living.

The first floor boasts three generously sized bedrooms, providing ample space for family members or guests. The family bathroom is well-appointed, ensuring comfort and practicality for all.

One of the standout features of this property is the rear garden, perfect for children to play or for hosting summer barbecues. The home occupies a large corner plot, with gardens to the front, side, and rear, enhancing its appeal. Additionally, the driveway offers off-street parking, a valuable asset in this sought-after area.

Cottingham is renowned for its well-regarded schools and a variety of local amenities, including supermarkets, restaurants, and cafes, making it a highly desirable location for families. This property is not to be missed and presents a wonderful opportunity to create lasting memories in a lovely home.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

COUNCIL TAX BAND


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

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.

VIEWINGS

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

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		
(92 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	