



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 29 Stephenson's Walk, Cottingham, HU16 4QG

### £240,000

THREE BEDROOMS, OPEN-PLAN LIVING/DINING AREA, AND DOWNSTAIRS W.C. - OFF-STREET PARKING FOR MULTIPLE VEHICLES, GARAGE, AND RAISED DECK GARDEN - LOCATED IN THE SOUGHT-AFTER COTTINGHAM VILLAGE WITH EXCELLENT TRANSPORT LINKS AND AMENITIES

Nestled in the charming village of Cottingham, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts off-street parking for at least three vehicles, along with a single garage, ensuring ample space for your vehicles and guests.

Upon entering, you will find an inviting open-plan living and dining area, ideal for both relaxation and entertaining. The well-appointed kitchen is functional and bright, while a convenient downstairs w.c. adds to the practicality of the home. The first floor features two generously sized double bedrooms and a single bedroom, providing ample space for family or guests. The bathroom is well-maintained, serving the needs of the household with ease.

The outdoor space is equally impressive, featuring a beautifully maintained garden complete with a sun-filled raised deck area, perfect for enjoying warm summer evenings or hosting gatherings with friends and family. Cottingham itself is a highly sought-after residential village, located approximately five miles northwest of Hull's city centre. The area is well-connected, with the Humber Bridge Northern Approach Road providing easy access to the historic town of Beverley and the wider motorway network. A local train service further enhances connectivity, linking residents to Hull, Beverley, and the picturesque east coast.

Families will appreciate the excellent selection of well-regarded schools, shops, and restaurants nearby, as well as the added benefit of three private golf clubs within a three-mile radius. This property is a true credit to its current owners, showcasing a well-maintained home and garden that is ready for its new occupants to enjoy.

## HALLWAY

## DOWNSTAIRS W/C

Featuring a low level w/c and wash hand basin

## LIVING/DINING ROOM

25'6 x 11'7 max (7.77m x 3.53m max)

With French doors leading to the garden

## KITCHEN

8'7 x 8'7 max (2.62m x 2.62m max)

With a range of base to eye level units, complementary work top surfaces, ceramic sink and draining unit, integrated electric oven, fixed gas oven with overhead extractor fan with splash back area, integrated fridge freezer, integrated washing machine and integrated dishwasher

## BEDROOM ONE

14'8 x 10'1 max (4.47m x 3.07m max)

## BEDROOM TWO

11'0 x 10'1 max (3.35m x 3.07m max)

## BEDROOM THREE

8'5 x 7'7 max (2.57m x 2.31m max)

## BATHROOM

7'5 x 5'0 max (2.26m x 1.52m max)

Featuring a panelled bath with overhead shower, low level w/c and vanity hand basin

## OUTSIDE

The front of the property benefits from a laid to lawn garden and drive leading to the garage. The rear of the property features a laid to lawn garden with patio and decking area and timber built shed

## 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 "C"

## 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

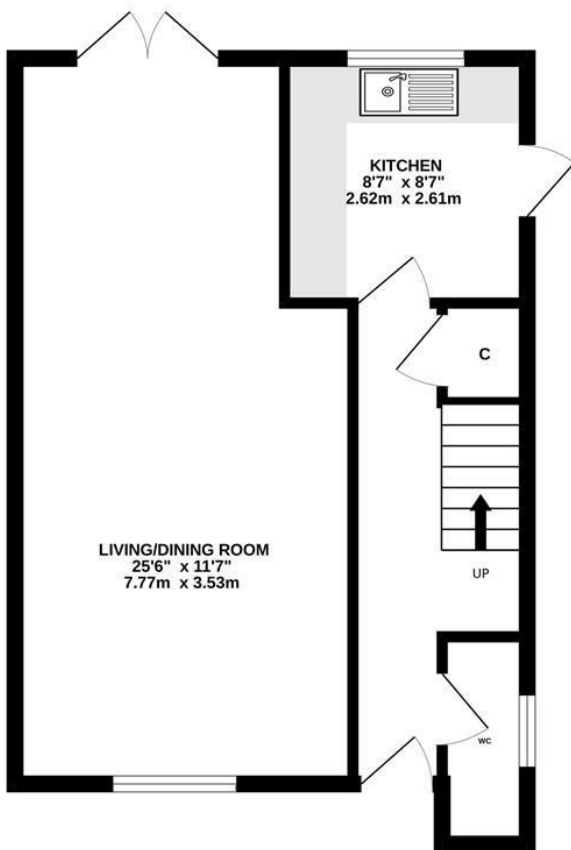
Symonds + Greenham have been informed that this property is Freehold

## VIEWINGS

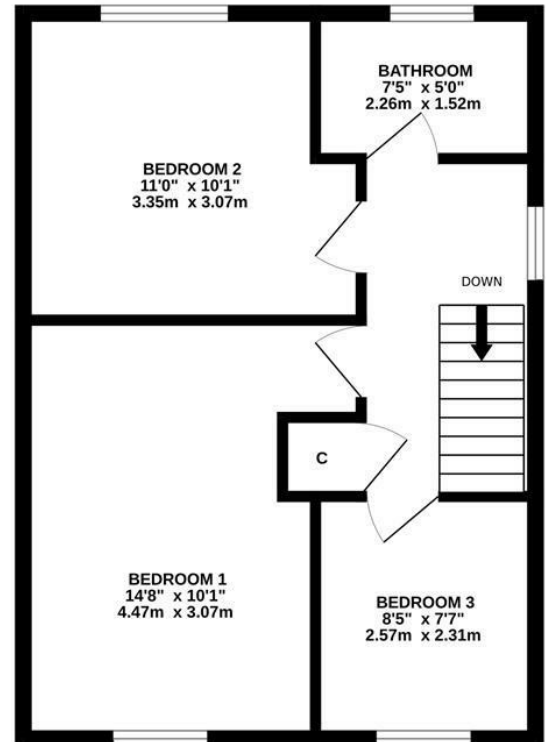
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.




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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>72</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	