



SYMONDS + GREENHAM

Estate and Letting Agents



575 Endyke Lane, Cottingham, Yorkshire HU16 4QD

£150,000

FANTASTIC THREE BED TERRACED - OPEN PLAN LIVING - OFF STREET PARKING - SOUTH FACING GARDEN - CLOSE TO AMENITIES AND EXCELLENT SCHOOLS - DESIRABLE LOCATION

This delightful three bedroom mid terraced home is ideally positioned on the outskirts of the ever popular west Hull village of Cottingham. Benefiting from excellent transport links to both Cottingham centre and Hull city centre, the property offers a perfect balance of suburban peace and urban convenience.

Well suited to families and first time buyers alike, the home is beautifully presented and offers generous living space throughout. Internally, the property comprises a welcoming entrance hall, a spacious open-plan living room flowing seamlessly into the dining area, and a modern, well-appointed kitchen—ideal for everyday living and entertaining.

To the first floor, there are two well-proportioned double bedrooms, a third single bedroom and a contemporary family bathroom, making the home both practical and versatile.

Externally, the property boasts a south facing rear garden—perfect for enjoying sunny afternoons—as well as ample off street parking to the front, a rare and valuable feature for the area.

This is a superb opportunity to purchase a stylish, move in ready home in a highly desirable location. Early viewing is recommended to avoid disappointment.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor and door to...

LIVING ROOM

14'7 max x 10'4 max (4.45m max x 3.15m max)

With a gas fire and Open Plan walkway through to...

DINING ROOM

15'11 max x 10'2 max (4.85m max x 3.10m max)

With understands cupboard, French patio doors to rear garden and door to...

KITCHEN

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

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

BEDROOM 1

14'7 max x 10' max (4.45m max x 3.05m max)

With fitted wardrobes

BEDROOM 2

10'2 max x 10' max (3.10m max x 3.05m max)

With storage cupboard

BEDROOM 3

7'3 max x 5'8 max (2.21m max x 1.73m max)

BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, floor to ceiling tiles.

OUTSIDE

The front of the property is mostly block paved providing off street parking for multiple vehicles.

The rear garden is mainly laid with grey slate chippings with a paved patio area, lawn and some low maintenance shrubbery.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

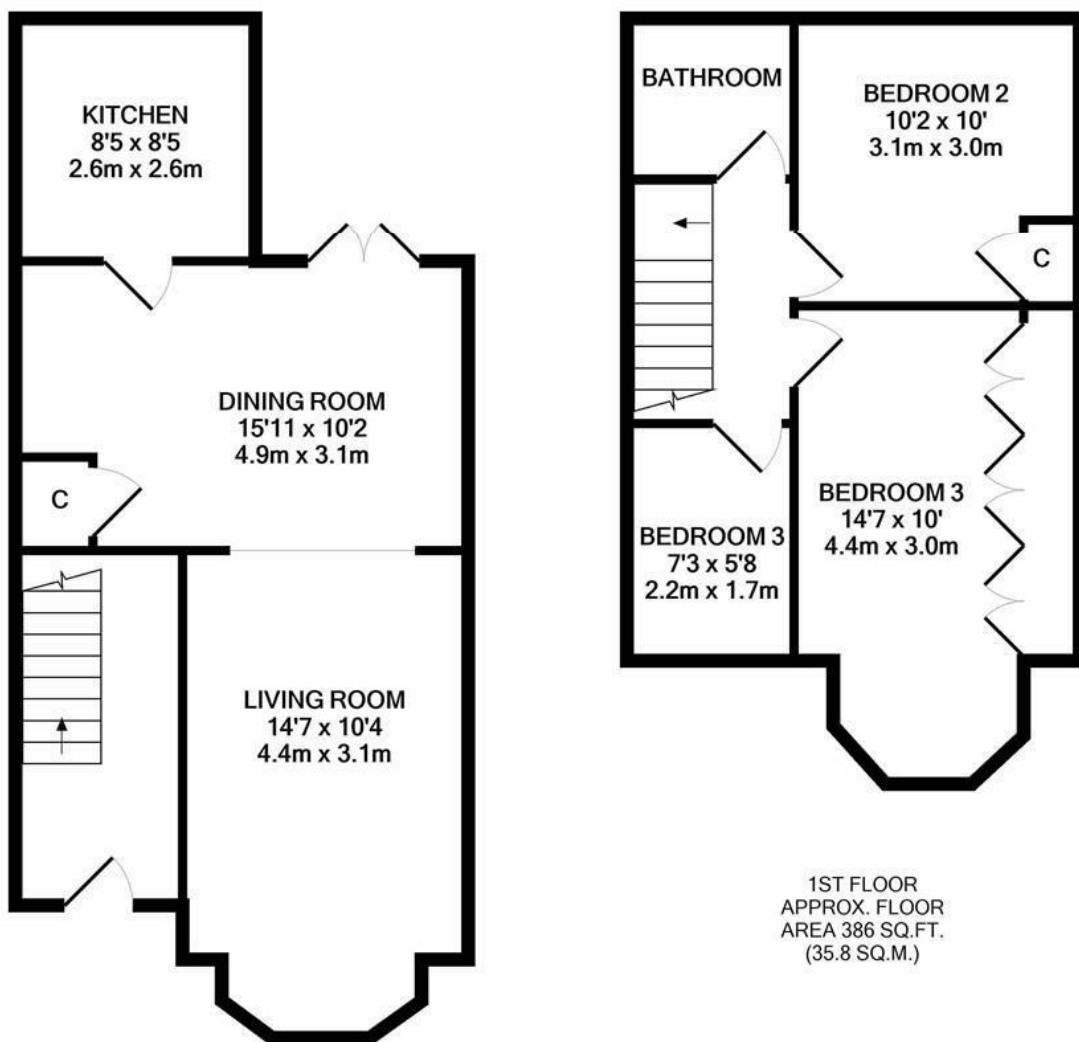
COUNCIL TAX BAND

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

TENURE

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

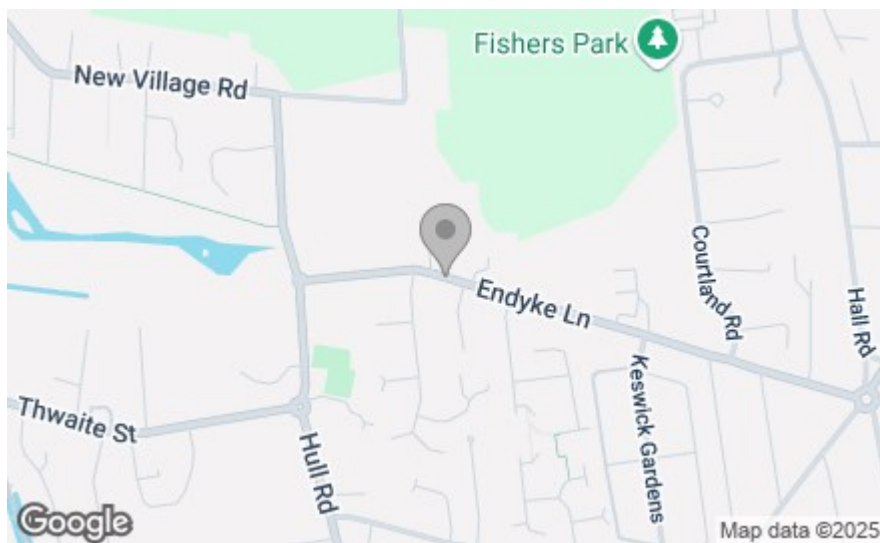
If you require more information on the tenure of this property please contact the office on 01482 444200.



GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	