



SYMONDS + GREENHAM

Estate and Letting Agents



1 Whitsun Grove, Cottingham, HU16 4BX

£300,000

FANTASTIC FOUR BED DETACHED - IDEAL FAMILY HOME - QUIET, RESIDENTIAL LOCATION - TWO BATHROOMS - GARAGE AND OFF STREET PARKING - CLOSE TO LOCAL AMENITIES - GOOD CONNECTIONS TO DUNSWELL, KINGSWOOD AND BEVERLEY

Situated on Whitsun Grove in the ever popular village of Cottingham, this fantastic four bedroom detached property offers the perfect blend of space, comfort and convenience. Ideally positioned just a stone's throw from the village centre, you'll find a great range of local amenities including shops, cafes and pubs, with excellent connections to Dunswell, Beverley and Kingswood.

The property itself is a well proportioned family home, beautifully presented and ready to move straight into. The accommodation briefly comprises a welcoming entrance hall, a spacious living room, a modern kitchen diner ideal for family meals and entertaining and a handy ground floor w/c. Upstairs are four good sized bedrooms, including a generous primary suite with en suite shower room, along with a stylish family bathroom.

Externally, the property enjoys a low maintenance rear garden, perfect for relaxing or outdoor dining. A large, versatile garage provides excellent storage or workshop potential, while a side drive offers ample off street parking.

This is a superb opportunity to secure a move in ready family home in one of Cottingham's most sought after residential locations.

BOOK YOUR VIEWING NOW!

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 E.

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

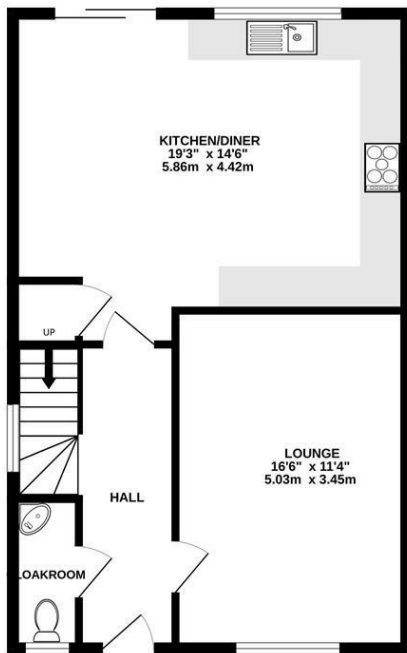
Symonds + Greenham have been informed that this property is Freehold.

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

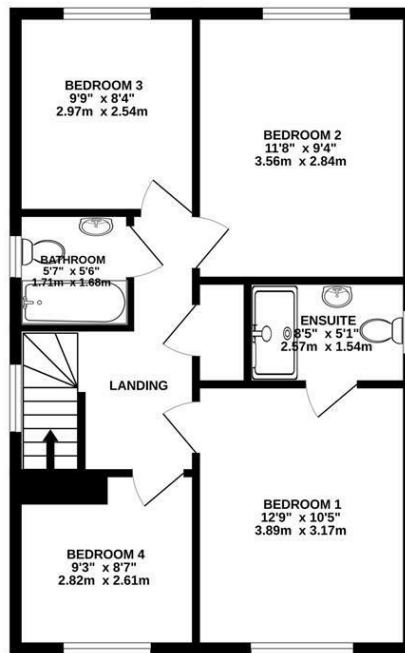
VIEWINGS

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

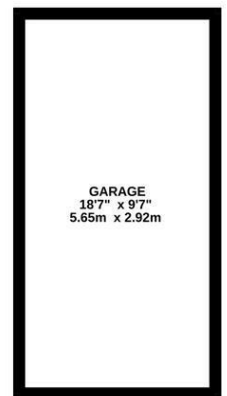
GROUND FLOOR



1ST FLOOR



GARAGE



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

