



SYMONDS + GREENHAM

Estate and Letting Agents



254C Cottingham Road, Hull, East Yorkshire HU6 8QA

£85,000

Nestled on the desirable Cottingham Road in Hull, this charming first-floor flat presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-proportioned living room that invites relaxation and social gatherings, complemented by a functional kitchen that caters to all your culinary needs.

With two spacious double bedrooms, this flat offers ample room for comfortable living, making it ideal for individuals or couples seeking a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday use.

One of the standout features of this property is the allocated garage, providing off-street parking—a rare find in urban settings. This added convenience enhances the appeal of the flat, particularly for those who value secure parking.

Situated in a prime location, the flat is in close proximity to well-regarded schools, Hull University, and a variety of local amenities. The excellent transport links to Hull city centre and the neighbouring village of Cottingham make commuting and exploring the area effortless.

In summary, this flat on Cottingham Road is a delightful blend of comfort, convenience, and potential, making it a must-see for anyone looking to invest in a vibrant community.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

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

COUNCIL TAX BAND

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

DISCLAIMER

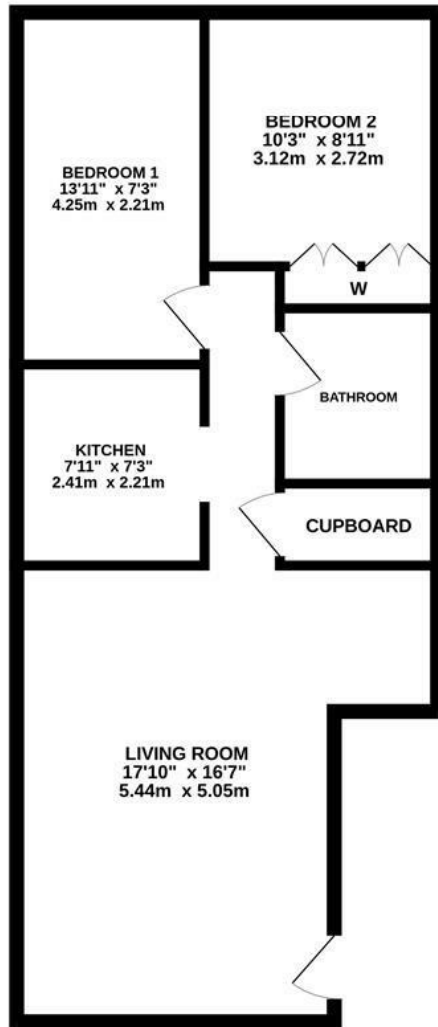
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

FLOOR PLAN DISCLAIMER

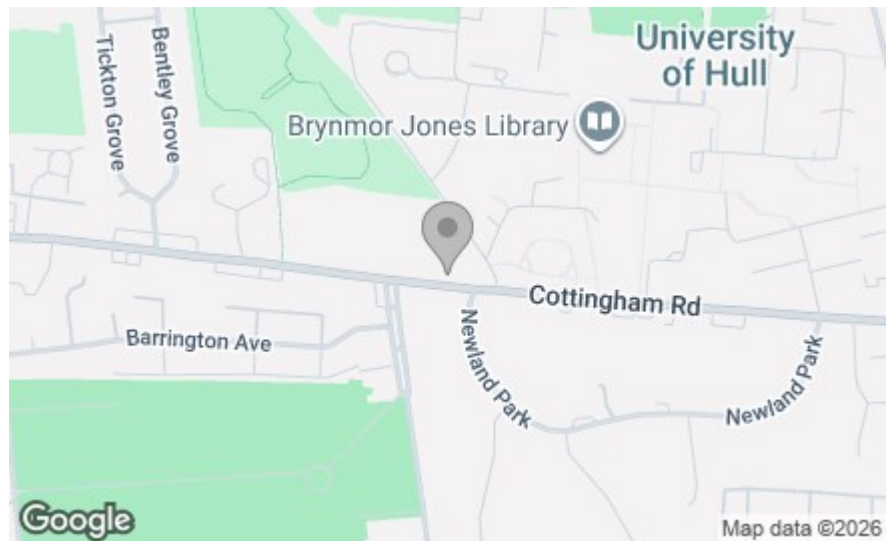
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

VIEWINGS

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



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		64	67
(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		64	67
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		