



SYMONDS + GREENHAM

Estate and Letting Agents



19 Link Road, Cottingham, HU16 5AP

£295,000

Symonds and Greenham are delighted to present this exceptional three bedroom semi detached family home to the market. Situated on the ever-popular Link Road in Cottingham, this extended property offers generous living accommodation, three double bedrooms and a superb open plan layout, making it an ideal home for growing families.

Beautifully presented throughout, the ground floor comprises a welcoming entrance hall, a spacious living room opening into a stunning kitchen/dining space complete with a central island, perfect for both everyday living and entertaining. There is also a convenient downstairs WC and a versatile office/snug, created from a partial garage conversion.

To the first floor are three well proportioned double bedrooms, a stylish modern family bathroom and excellent built in storage.

Externally, the property enjoys a delightful, secure west facing rear garden, offering a wonderful space for families to relax and entertain, complete with a lawn, patio, summer house and a useful brick-built storage shelter. To the front, a generous driveway provides ample off-street parking.

Ideally positioned, the property is just a short walk from Cottingham's excellent range of shops, cafés and amenities in the village centre, is within easy reach of Cottingham railway station and falls within the catchment for a selection of highly regarded local schools, making it an outstanding choice for families and commuters alike.

This fantastic home combines spacious accommodation, stylish interiors and a highly sought after location. Early viewing is highly recommended.

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 B.

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.

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.

TENURE

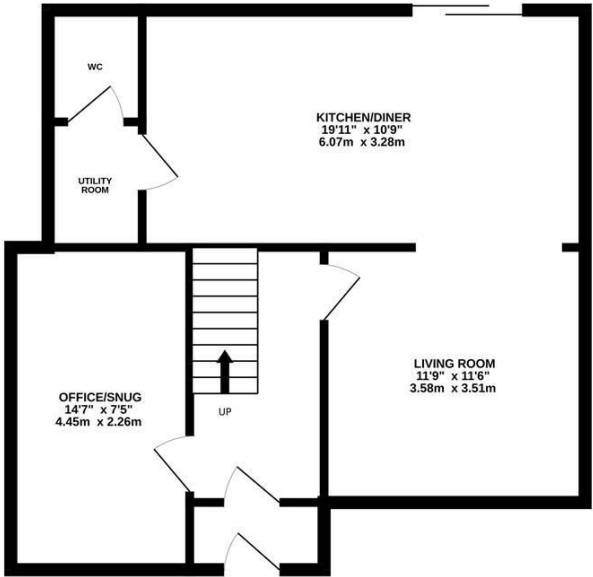
Symonds + Greenham have been informed that this property is Freehold.

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

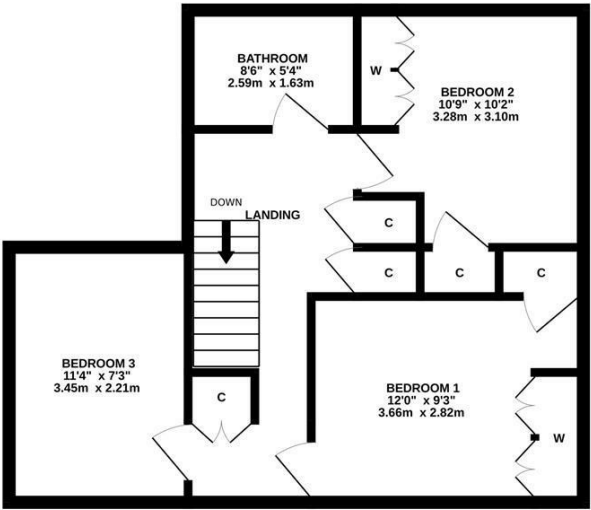
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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
(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	

