



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 261 Cottingham Road, Hull, HU5 4AU £280,000

CHARMING THREE-BEDROOM SEMI-DETACHED HOME ON COTTINGHAM ROAD FEATURING SPACIOUS LIVING, BEAUTIFUL ORIGINAL CHARACTER, A TRANQUIL GARDEN OASIS WITH HOME OFFICE, AND GENEROUS OFF-STREET PARKING.

Nestled along the picturesque Cottingham Road in Hull, this charming semi-detached house offers a delightful blend of modern living and original character. With three spacious bedrooms and a large lounge diner adorned with beautiful oak flooring, this home is perfect for families or those seeking a comfortable retreat. The lounge diner, with its inviting atmosphere, is ideal for both relaxation and entertaining.

The kitchen and dining area, along with the back bedroom, provide lovely views of the tranquil garden, which feels like a serene forest oasis. This outdoor space features a decking area and a versatile outhouse equipped with electrics, previously utilised as a home office, making it a perfect spot for remote work or hobbies.

The property features a generously sized three-piece bathroom, ensuring convenience for all residents. Parking is a breeze with ample space, including a front drive and carport, as well as additional parking in front of the house.

Situated in a prime location, this home is conveniently close to the University, Newland Avenue, and a variety of local amenities, making it an ideal choice for those who appreciate both comfort and accessibility. This beautiful three-bedroom semi-detached house on Cottingham Road is a must-see for anyone looking to settle in a vibrant and welcoming community.

### **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.

### **FLOOR PLAN DISCLAIMER**

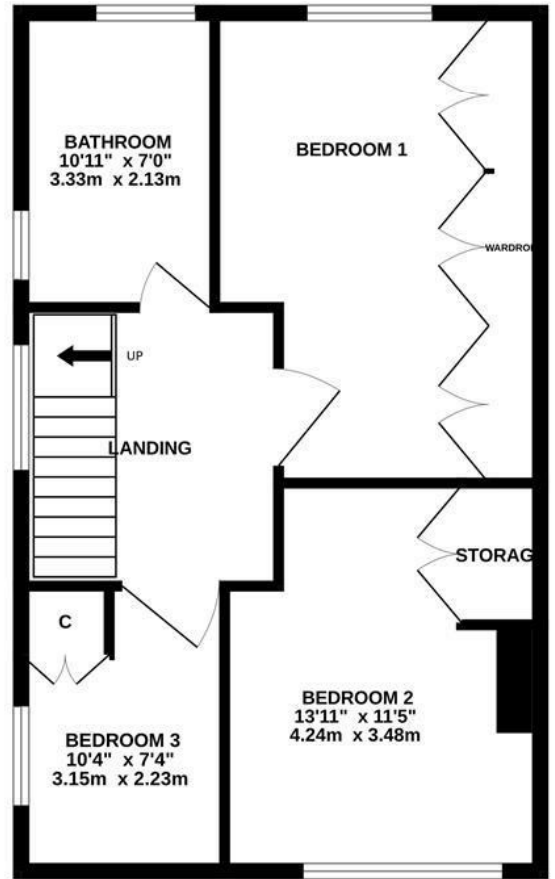
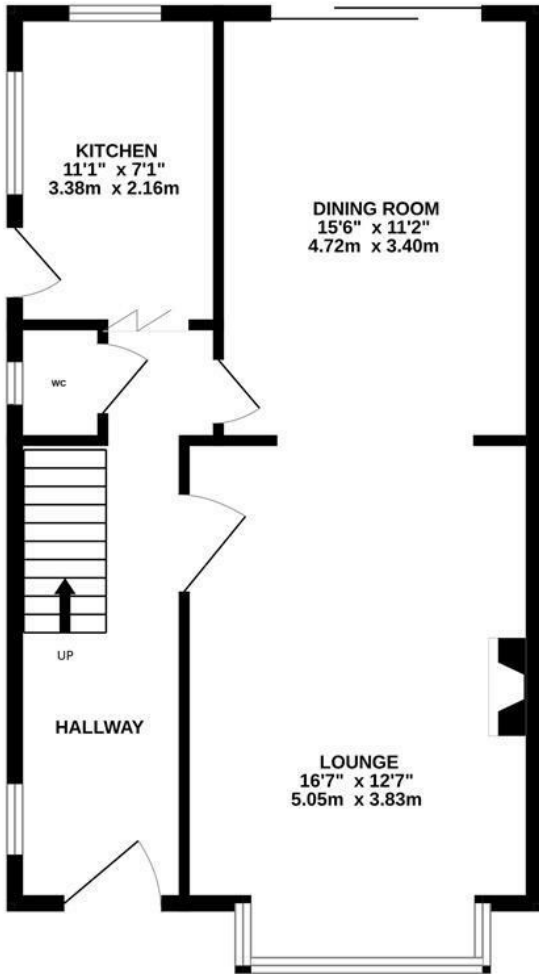
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

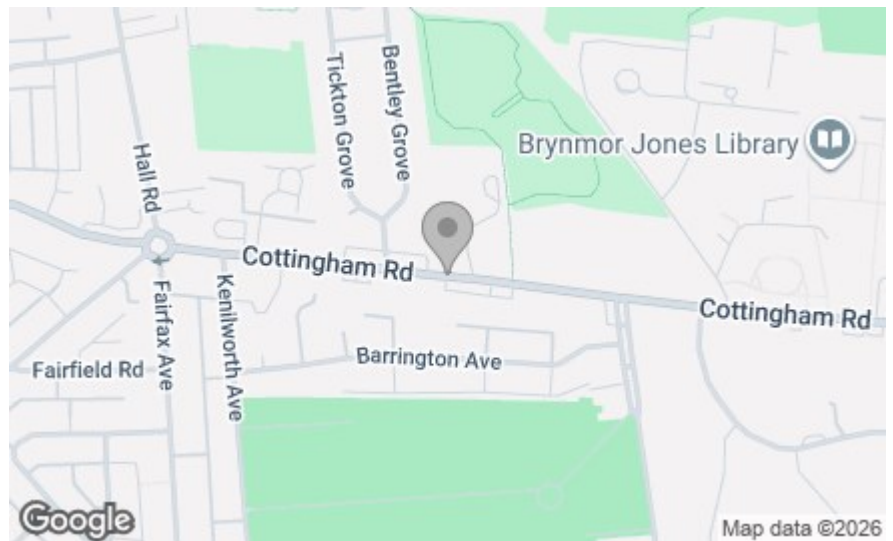
Symonds + Greenham have been informed that this property is Freehold.

### **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) <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 energy efficient - higher running costs	
<b>64</b>	<b>75</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 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