



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **71 Cosford Garth, Hull, HU7 4LD**

### **Offers in excess of £100,000**

Symonds and Greenham are delighted to present this well presented three bedroom end terraced home on Cosford Garth, set within a quiet and popular residential area of HU7. Occupying a larger than average plot, the property has been well cared for throughout and offers spacious and versatile accommodation, making it an ideal choice for first time buyers, families or downsizers alike. Conveniently located close to a range of local amenities, schools and transport links, it provides comfortable living in a well connected yet peaceful setting.

The accommodation briefly comprises an entrance hall leading into a ground floor wet room, ideal for modern family living. The kitchen is well proportioned with ample storage and workspace, flowing through into a dedicated dining area, creating a practical layout for everyday use. The living room sits to the rear of the property and offers a comfortable and welcoming space, with good natural light and plenty of room for furnishings, making it an ideal place to relax or entertain.

To the first floor are three good sized bedrooms, all offering generous proportions and flexibility for a range of uses, along with a family bathroom serving the upper floor.

Externally, the property benefits from a lovely rear garden with side access, providing a private and well maintained outdoor space. It enjoys a sunny aspect during the warmer months, making it perfect for outdoor seating, gardening or entertaining.

A well balanced and spacious home in a popular location, offering excellent value and strong appeal for a wide range of buyers.

### **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 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.

### **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**

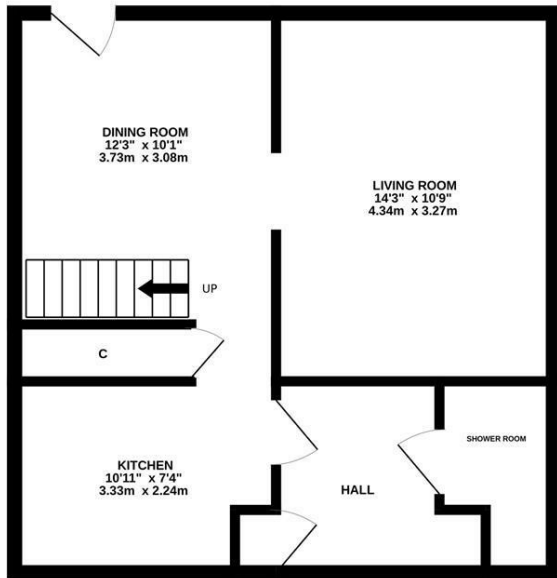
Symonds + Greenham have been informed that this property is Freehold.

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

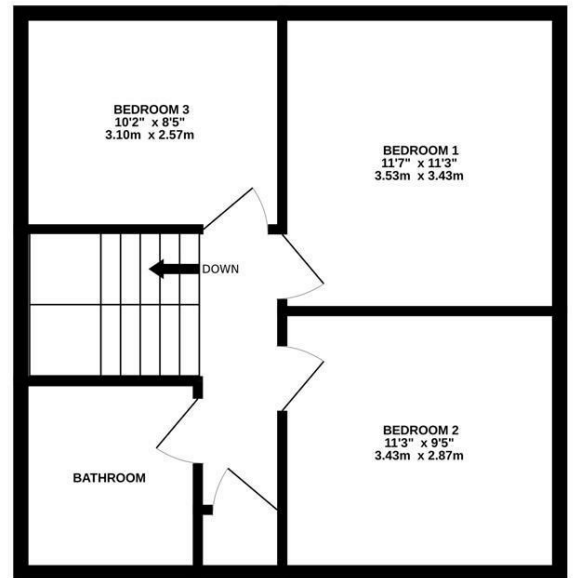
### **VIEWINGS**

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) <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	
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	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

