



SYMONDS + GREENHAM

Estate and Letting Agents



19 Holme Crescent, Cottingham, HU16 5LH **Guide price £240,000**

INVITING OFFERS BETWEEN £240,000 - £250,000

STUNNING THREE-BEDROOM SEMI-DETACHED HOME IN A QUIET CUL-DE-SAC IN SOUGHT-AFTER COTTINGHAM VILLAGE LOCATION, FEATURING A SPACIOUS LOUNGE/DINER WITH FRENCH DOORS, MODERN KITCHEN, SOUTH-FACING GARDEN, DRIVEWAY AND GARAGE — BEAUTIFULLY PRESENTED AND MOVE-IN READY.

Upon entering, you are greeted by a welcoming hallway that leads to a contemporary WC and a fabulous lounge/ dining room. This inviting space features French doors that open onto a beautifully maintained south-facing garden, perfect for enjoying sunny afternoons. The kitchen is equipped with built-in appliances, making it a delight for any home cook. The first floor features three well-appointed bedrooms, providing ample space for family living or guests. A fitted bathroom completes the upper level, ensuring convenience and comfort for all residents. The property is a credit to its current owner, showcasing meticulous attention to detail throughout.

Outside, the gardens are beautifully tended, and a side driveway leads to a single garage, offering additional storage or parking options. The property benefits from a gas central heating system, powered by a reliable Worcester boiler, ensuring warmth and comfort during the colder months. Holme Crescent is situated in a sought-after area, just five miles from the centre of Hull. The village of Cottingham offers a variety of shopping facilities, including supermarkets, and excellent transport links with a local train station connecting to Hull, Beverley, and the picturesque East Coast seaside resorts of Bridlington and Scarborough. The Humber Bridge Northern approach road provides easy access to the region's motorway network. This property is also within the catchment area for highly rated schools, making it an excellent choice for families. With its modern features, spacious layout, and prime location, this home truly deserves an internal viewing to appreciate the superb accommodation.

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 "D"

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.

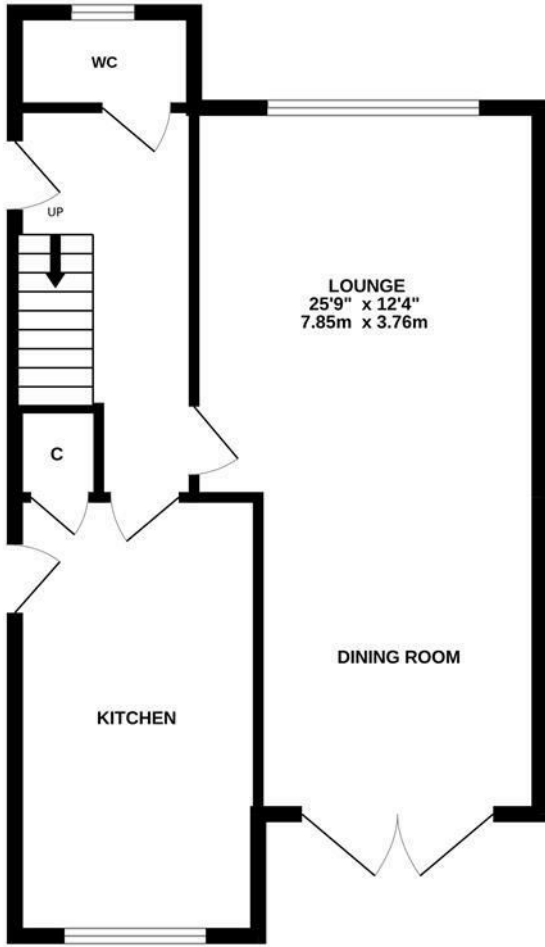
TENURE

Symonds + Greenham have been informed that this property is Freehold

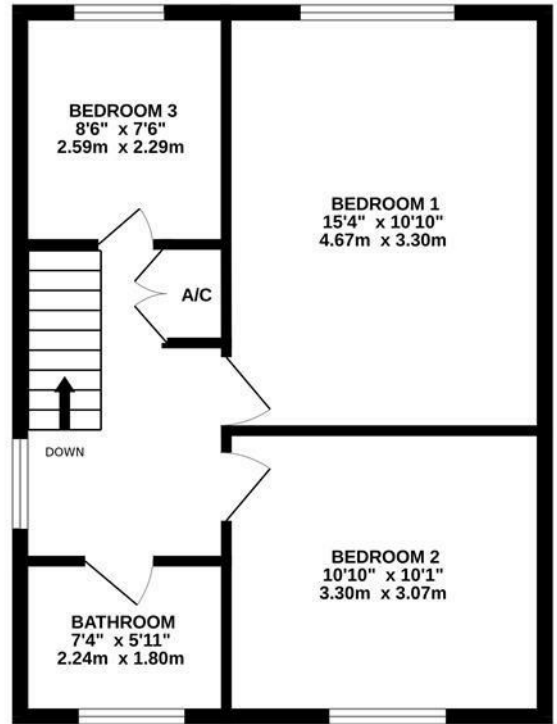
VIEWINGS

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

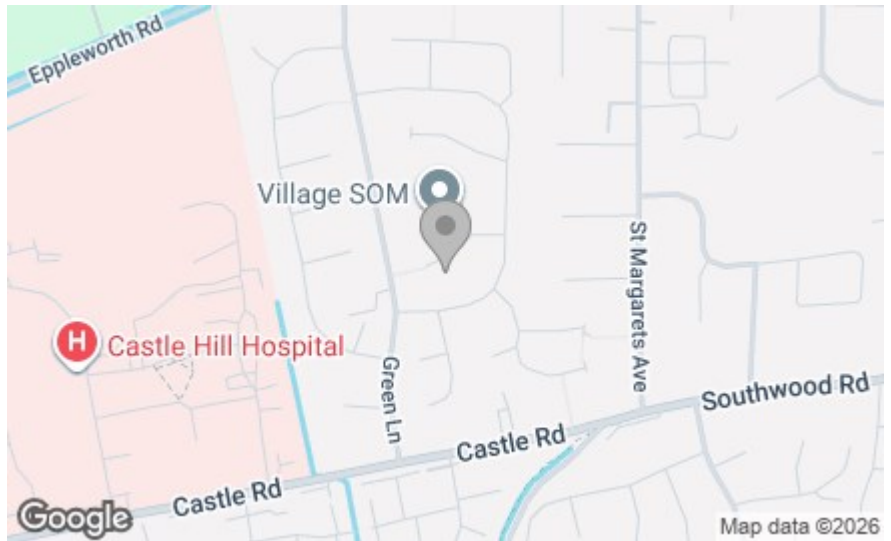
GROUND FLOOR



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.
Made with Metropix ©2026



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	84
(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