



SYMONDS + GREENHAM

Estate and Letting Agents



72 The Wolds, Cottingham, HU16 5LQ

£330,000

Symonds and Greenham are delighted to present this beautifully styled four bedroom detached property, situated on The Wolds, a highly sought after residential location in the heart of Cottingham. Offering spacious and versatile accommodation throughout, this delightful home is perfectly suited to a wide range of buyers, particularly those looking for a property to enjoy for many years to come. With two bedrooms to the ground floor and two to the first floor, the layout provides fantastic flexibility for modern family living or those seeking accommodation over two levels.

Internally, the property comprises a welcoming entrance hall with useful utility and storage space, a spacious kitchen, separate dining room, stylish modern living room, contemporary shower room and two lovely ground floor bedrooms, both currently utilised as additional reception rooms. To the first floor are two further well proportioned bedrooms and a family bathroom.

Externally, the property continues to impress with a fantastic rear garden, ideal for relaxing and entertaining, alongside a converted garage providing dedicated office and gym spaces. To the front is an attractive lawned garden, with a driveway extending to the front and side of the property.

Beautifully presented, wonderfully versatile and positioned in a quiet residential setting, this is a fantastic opportunity to secure a long term home in one of Cottingham's most desirable locations. Early viewing is highly recommended.

BOOK YOUR VIEWING NOW!

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

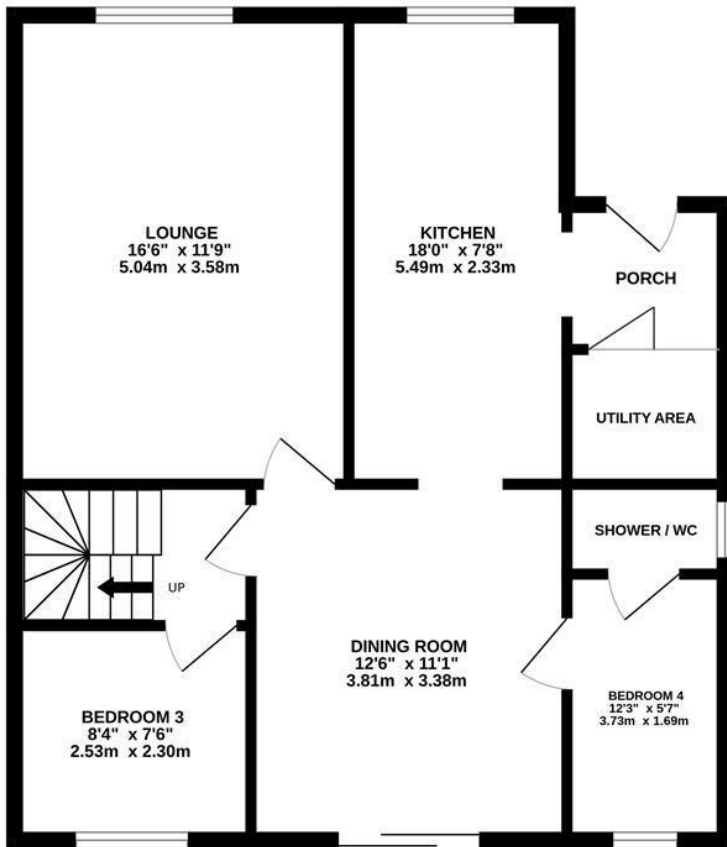
Symonds + Greenham have been informed that this property is Freehold.

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

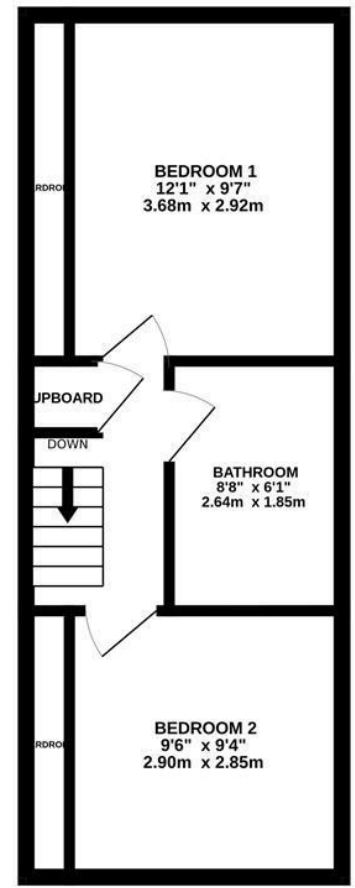
VIEWINGS

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

GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

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		
	62	
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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

