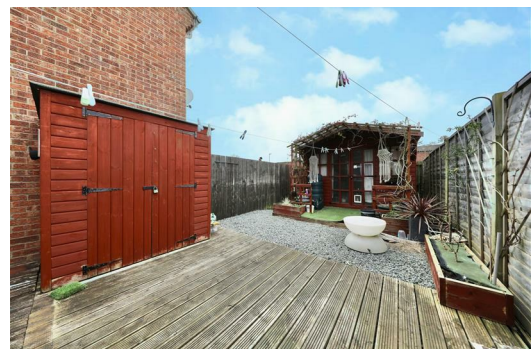




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 44 Endyke Lane, Cottingham, HU16 4QD £135,000

WELL-PRESENTED TWO-BEDROOM MID-TERRACE HOME IN SOUGHT-AFTER COTTINGHAM, FEATURING A SPACIOUS LOUNGE, SOUTH-FACING GARDEN, GARAGE, AND A PRIME VILLAGE LOCATION — IDEAL FOR FIRST-TIME BUYERS, INVESTORS OR DOWNSIZERS.

Nestled on Endyke Lane in the charming village of Cottingham, this well-cared-for mid-terrace house offers a delightful living experience. With two generous bedrooms and a spacious lounge, this property is perfect for first-time buyers, those looking to expand their property portfolio, or individuals seeking to downsize.

The home is beautifully presented throughout, ensuring a warm and inviting atmosphere. The south-facing rear garden provides a lovely outdoor space, ideal for enjoying sunny afternoons, while the front garden adds to the property's curb appeal. Additionally, the convenience of a garage enhances the practicality of this residence.

Cottingham is a highly sought-after location, situated approximately five miles northwest of Hull city centre. This exclusive residential village boasts excellent road connections to the Humber Bridge, the historic town of Beverley, and the wider motorway network. Residents will appreciate the local train service, which connects Cottingham to Hull, Beverley, and the picturesque east coast. The village is well-equipped with a variety of amenities, including well-regarded schools, shops, and restaurants, catering to all your daily needs. For those with a passion for golf, there are three private golf clubs within a three-mile radius, offering ample opportunities for leisure and recreation.

In summary, this spacious two-bedroom home on Endyke Lane presents an excellent opportunity to enjoy the best of village life in Cottingham, combining comfort, convenience, and a welcoming community atmosphere.

### **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.

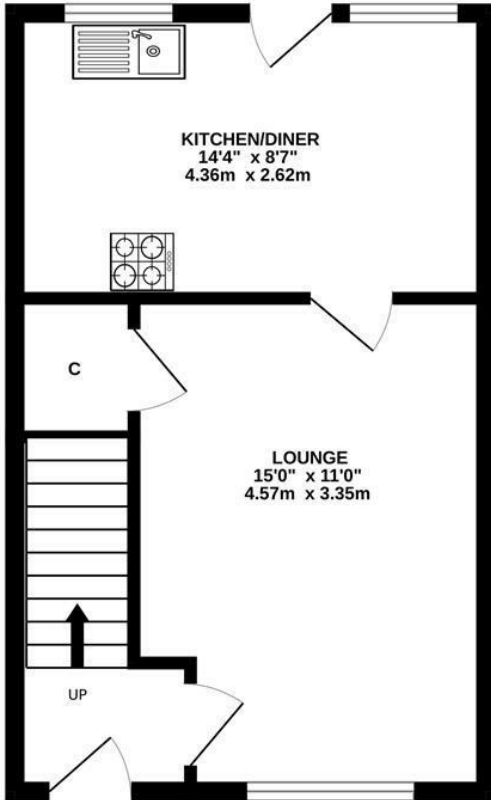
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

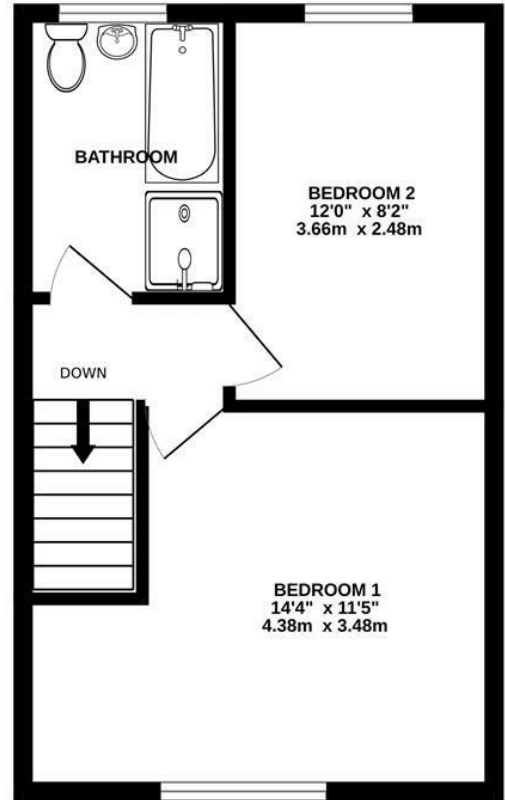
### **VIEWINGS**

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

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.

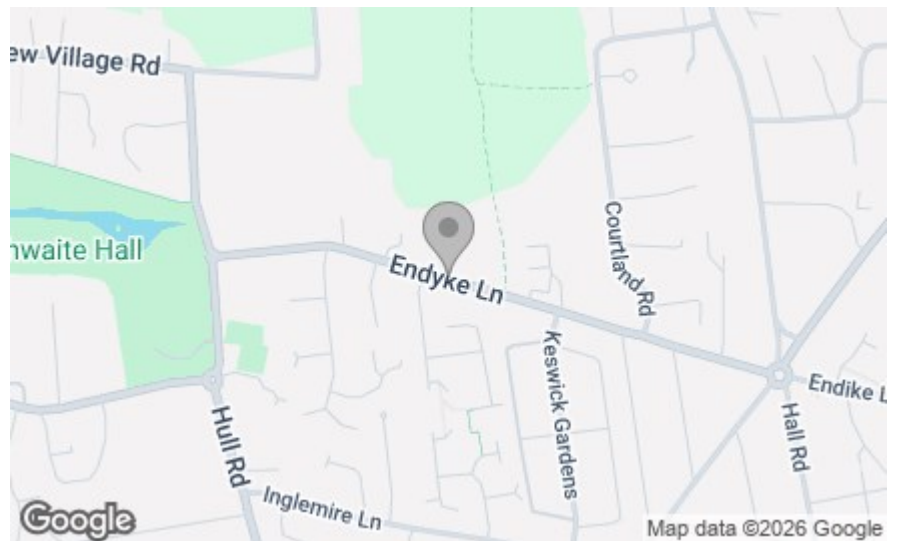


1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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	
(82 plus) <b>A</b>	<b>87</b>
(81-81) <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>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	<b>87</b>
(81-81) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC