



## 11 Park Avenue, Cottingham, HU16 5RJ Asking price £175,000

THREE BEDROOM TERRACED WITH SPACIOUS RECEPTION ROOM - PRIME LOCATION WITH EXCELLENT TRANSPORT LINKS - IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS SEEKING VILLAGE LIVING - SOUTH FACING GARDEN - NO CHAIN

Welcome to this charming three-bedroom terraced house located on Park Avenue in the picturesque village of Cottingham. This delightful property is an excellent opportunity for first-time buyers or those looking to downsize, offering a perfect blend of comfort and convenience.

As you enter, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The well-proportioned bedrooms ensure ample space for family living, while the conveniently located bathroom adds to the practicality of everyday life. One of the standout features of this home is its south-facing garden, which promises plenty of sunlight and a lovely outdoor space for enjoying the warmer months. The property is offered with no chain, making the buying process straightforward and hassle-free.

Situated in a vibrant community, this home benefits from excellent transport links, with bus routes that connect you easily to the village centre, Hull, and Beverley. This prime location allows you to enjoy the tranquillity of village living while still having access to urban amenities. Local supermarkets and parks are just a stone's throw away, making it easy to run errands or enjoy leisurely strolls in the fresh air.

This property is not merely a house; it is a place where you can create lasting memories. With its spacious layout and desirable location, it is a must-see for anyone looking to settle in a friendly and accessible area. Don't miss the opportunity to make this lovely home your own.

## LIVING ROOM

20'1 x 11'1 max (6.12m x 3.38m max)

With feature fireplace, fixed staircase and french doors leading to the garden

## KITCHEN

13'5 x 7'5 max (4.09m x 2.26m max)

With base to eye level units, complementary work top surfaces, sink and draining unit, integrated electric oven, fitted gas hob, space for fridge freezer, space for dishwasher, space for washer, tiled to splash back areas

## DOWNSTAIRS W/C

Featuring a vanity hand basin and low level w/c

## BEDROOM ONE

12'1 x 10'9 max (3.68m x 3.28m max)

With storage cuboard

## BEDROOM TWO

12'2 x 9'10 max (3.71m x 3.00m max)

## BEDROOM THREE

7'9 x 6'7 max (2.36m x 2.01m max)

## BATHROOM

7'8 x 6'5 max (2.34m x 1.96m max)

Featuring a panelled bath with overhead shower attachment, low level w/c, pedestal hand basin, tiled to splash back areas

## LOFT ROOM

## OUTSIDE

The property features a gravelled front yard and south facing rear garden which is laid to lawn with decking area and timber built shed

## 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 "B"

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold

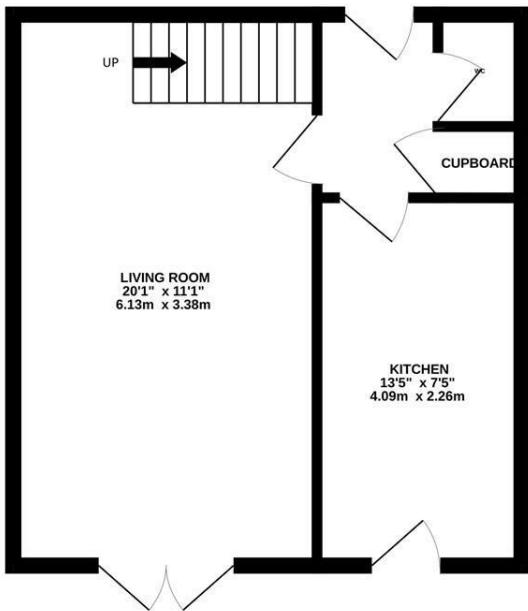
## DISCLAIMER

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.

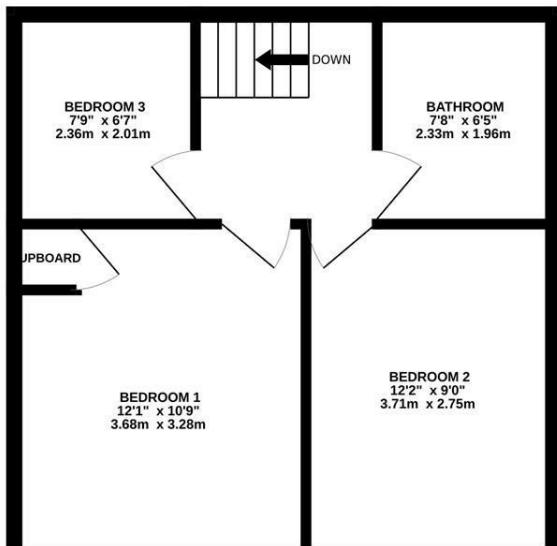
## VIEWINGS

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) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	68	

