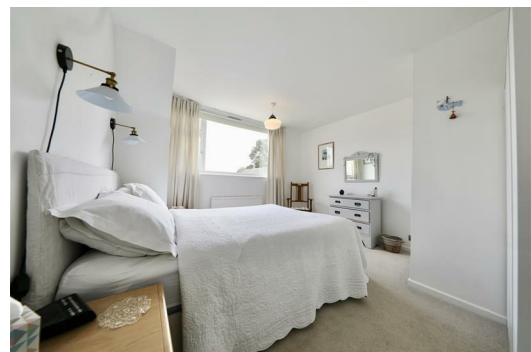




SYMONDS + GREENHAM

Estate and Letting Agents



38 Beechdale, Cottingham, HU16 4RH

£250,000

BEAUTIFULLY PRESENTED THREE-BED SEMI DETACHED HOME IN COTTINGHAM - STYLISH KITCHEN WITH CENTRAL ISLAND, DINING ROOM & LOG BURNER LOUNGE - GARAGE, DRIVEWAY & LOVELY GARDEN - HIGHLY SOUGHT-AFTER VILLAGE WITH EXCELLENT AMENITIES & TRANSPORT LINKS

Nestled in the charming village of Cottingham, this tasteful semi-detached property is a true gem. With cosy lounge featuring a log burner, three spacious bedrooms, and a well-appointed bathroom, this property is a credit to its current owner, showcasing a blend of comfort and style. The heart of the home is undoubtedly the amazing kitchen, complete with a central island, which flows seamlessly into a delightful dining room. This inviting space opens up to a beautiful garden, perfect for enjoying the outdoors and entertaining guests. The property also benefits from a garage and off-street parking, adding to its convenience.

Beechdale is conveniently located off Thwaite Street, providing easy access to the village centre. Cottingham, known as the largest village in England, is ideally situated on the northern outskirts of Hull, with the picturesque Yorkshire Wolds as a stunning backdrop. Just a short drive away, you will find the vibrant city centre, while the historical market town of Beverley is only six miles distant. The local train station and bus services make it easy to explore the surrounding area, whether for work or leisure. The village itself boasts a wealth of amenities, including two primary schools and Cottingham High School. With a variety of local shops, eateries, and two supermarkets, Cottingham offers a lively atmosphere that appeals to all age groups, making it a sought-after location for families and individuals alike. This property presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community, with all the conveniences of modern living at your doorstep.

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 "C"

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.

TENURE

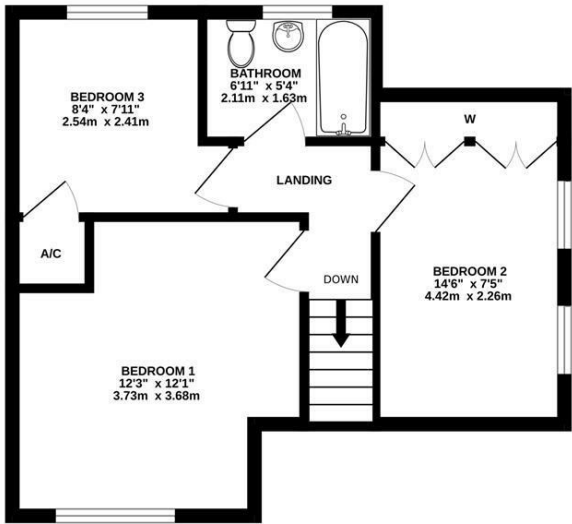
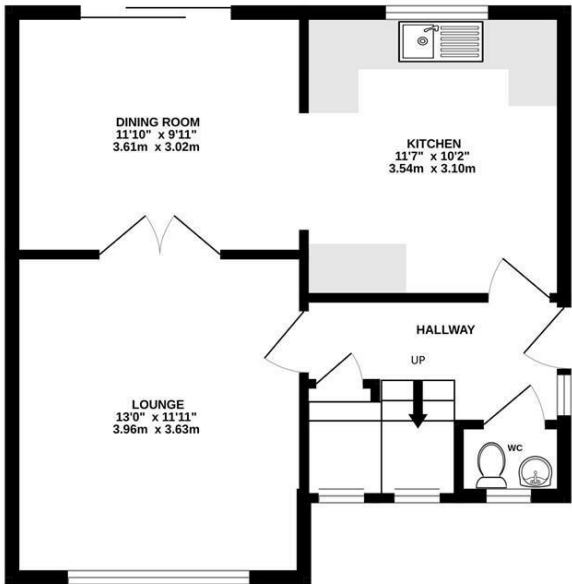
Symonds + Greenham have been informed that this property is Freehold

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.
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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	
(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	

