



SYMONDS + GREENHAM

Estate and Letting Agents



48 George Street, Cottingham, HU16 5QP

Offers over £310,000

STUNNING PERIOD END-TERRACE COTTAGE BELIEVED TO BE ONE OF COTTINGHAM'S OLDEST HOMES, OFFERING CHARACTERFUL LIVING WITH THREE RECEPTION ROOMS, TWO BEDROOMS, GARAGE AND AN EXCEPTIONAL 150FT+ GARDEN IN A PRIME VILLAGE LOCATION.

Nestled along George Street in Cottingham, this exquisite end terrace cottage is a true gem, believed to be one of the oldest properties in the village. Offering a delightful blend of character and modern living, this home features three reception rooms and three bedrooms, making it ideal for small families or those seeking extra space.

Upon entering, you are welcomed into a cosy lounge, complete with a log burner that adds warmth and charm. The additional sitting room and a versatile study provide ample space for relaxation or productivity, with the potential to convert the study into a third bedroom if desired. The kitchen and day room, adorned with vaulted ceilings, create an airy atmosphere perfect for entertaining guests or enjoying family meals. The property boasts two spacious double bedrooms, with the main bedroom featuring a lovely en-suite bathroom, alongside a convenient downstairs shower room for guests. Recent upgrades enhance the appeal of this charming residence, including new double glazing by Coral Windows, installed just last July, and a brand-new boiler fitted only four weeks ago, ensuring comfort and efficiency. Externally, the home further benefits from a garage, providing secure parking or additional storage.

The expansive rear garden extends approximately 158 feet, showcasing a variety of features including a lush lawn, vibrant flower borders, a sundeck, patio area, summerhouse, shed, and greenhouse. This outstanding outdoor space is perfect for both tranquil moments and lively gatherings. Situated in the heart of Cottingham, residents will appreciate the proximity to a diverse range of shops, amenities, and the train station, all just a stone's throw away.

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

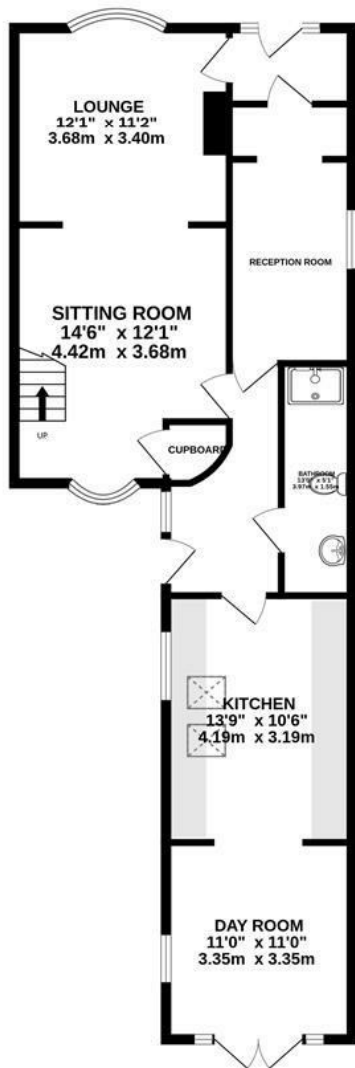
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

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.



TOTAL FLOOR AREA : 1370sq.ft. (127.2 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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	England & Wales	EU Directive 2002/91/EC

