



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 466 Cottingham Road, Hull, HU6 8QR £245,000

CHARMING THREE-BEDROOM SEMI-DETACHED HOME WITH TWO COSY LOG-BURNER RECEPTION ROOMS, A MODERN LIGHT-FILLED KITCHEN, AND A PRIVATE LANDSCAPED REAR GARDEN WITH GARAGE, PERFECTLY POSITIONED CLOSE TO THE UNIVERSITY AND VIBRANT NEWLAND AVENUE.

Nestled on Cottingham Road in Hull, this charming three-bedroom semi-detached house offers a delightful blend of comfort and modern living. The property features two well-presented reception rooms, each featuring inviting log burners that create a warm and cosy atmosphere, perfect for family gatherings or quiet evenings in.

The recently updated kitchen is a highlight of the home, flooded with natural light, making it an ideal space for culinary enthusiasts. The rear garden is a true sanctuary, providing a private retreat with a blocked paved patio, a lush grassed area, and an additional decked space, perfect for outdoor entertaining or simply enjoying the tranquillity of your surroundings. For added convenience, a garage is located at the rear of the property.

The bathroom serves as an en-suite for the master bedroom while also offering shared access for the other bedrooms, ensuring practicality for family living.

Situated at the top end of Cottingham Road, this property enjoys a prime location close to Hull's main University campus, making it an excellent choice for students or staff. The area is well-served by a variety of local shops and amenities, ensuring that all your daily needs are within easy reach. Additionally, Cottingham Road is part of Hull's ring road, providing excellent connectivity to all parts of the city, complemented by convenient public transport options. Nearby, Newland Avenue thrives with a vibrant café culture and an ever-expanding selection of restaurants, bars, and shops, offering a lively backdrop for your new home. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle filled with comfort, convenience, and community.

### **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.

### **FLOOR PLAN DISCLAIMER**

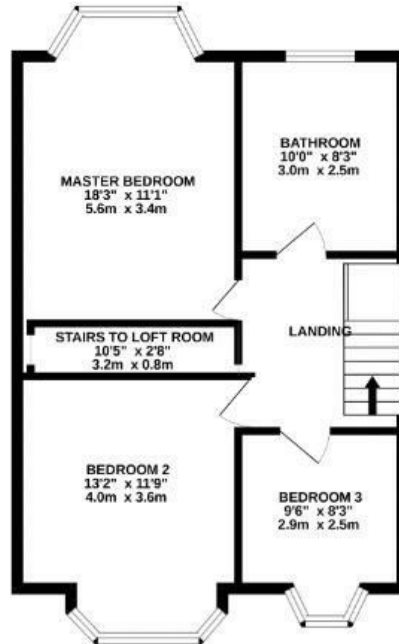
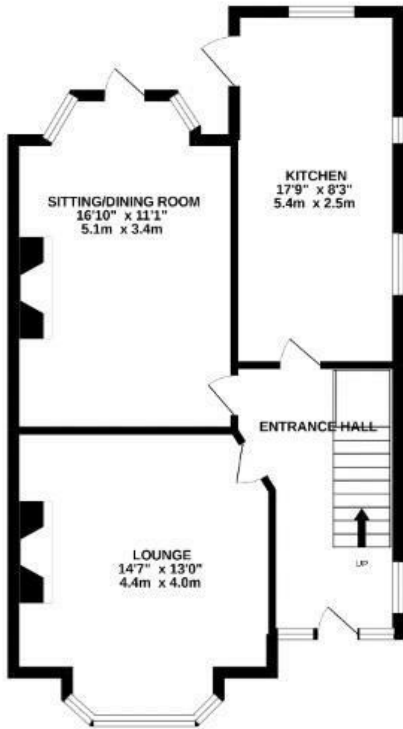
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **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.



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>	75
(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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	75
(81-91) <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	
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