



SYMONDS + GREENHAM

Estate and Letting Agents



46 Langdale Crescent, Cottingham, HU16 5DL

£230,000

STYLISH AND PERFECT FOR FAMILY LIVING, THIS THREE-BEDROOM SEMI-DETACHED HOME BOASTS MODERN OPEN-PLAN LIVING, A PRIVATE REAR GARDEN WITH LARGE SUMMER HOUSE, GENEROUS PARKING, GARAGE, AND A FANTASTIC COTTINGHAM LOCATION.

Nestled in the charming village of Cottingham, this delightful semi-detached home on Langdale Crescent presents an ideal opportunity for families seeking a comfortable and modern home. The property features a thoughtfully designed open-plan living space, seamlessly integrating a contemporary fitted kitchen that is perfect for both entertaining and everyday living.

With three well-proportioned bedrooms, including two spacious doubles, this residence caters to the needs of a growing family. The smartly appointed house bathroom adds to the convenience of the home. Step outside to discover a private rear garden, complete with a decked seating terrace, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the large summer house offers versatile space that can be used for leisure or as a home office.

The front of the property features a gravelled driveway, providing ample parking, alongside a single garage for extra storage. The location is particularly appealing, as Cottingham is renowned for its friendly community atmosphere and excellent local amenities. Families will appreciate the proximity to good schools and local parks, while professionals will find the convenient public transport links and easy access to road networks ideal for commuting.

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

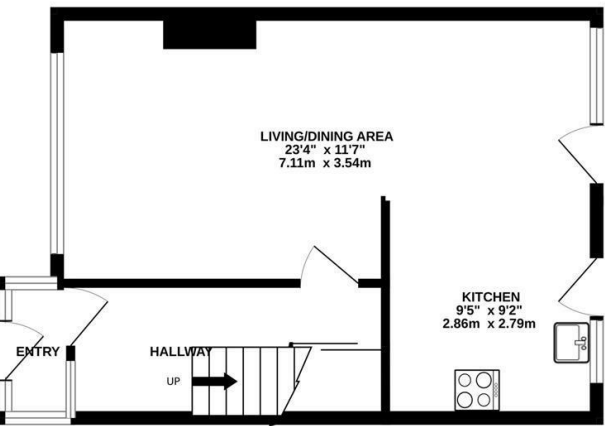
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

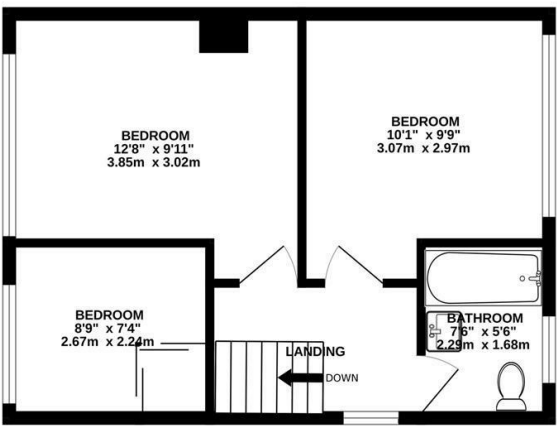
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 799sq.ft. (74.2 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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			
(02 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	

