



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **15 Stewart Garth, Cottingham, HU16 5YQ**

### **£279,950**

This beautifully refurbished three bedroom semi detached home is situated on the highly desirable Stewart Garth in Cottingham, offering the perfect blend of village convenience and a semi rural lifestyle. Just a short walk from Cottingham's village centre, with its excellent range of shops, cafés and train station, the property is also close to the open green spaces of Eppleworth and Raywell, making it ideal for dog walkers and those who enjoy the outdoors.

Internally, the property opens into a welcoming entrance hall with a ground floor WC, leading through to a spacious living room featuring a charming bay window and multi fuel burner, creating a warm and cosy focal point. The modern, stylish kitchen has been thoughtfully designed and is complemented by a beautiful additional reception room to the rear, flooded with natural light and opening out via French doors to the garden, making it perfect for entertaining and family living.

To the first floor are three well proportioned bedrooms along with a modern family bathroom. The home also benefits from a large converted loft space (not done to building regs), accessed via a pull down ladder, offering excellent additional storage or flexible space.

Externally, the property truly shines with a huge lawned rear garden and patio area, providing exceptional outdoor space. A garage with power supply, front driveway offering off street parking and a neat front garden complete the picture.

Overall, this is a superb opportunity to purchase a stylish, move in ready family home in one of Cottingham's most appealing locations, combining convenience and space.

**BOOK YOUR VIEWING NOW!**

### 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

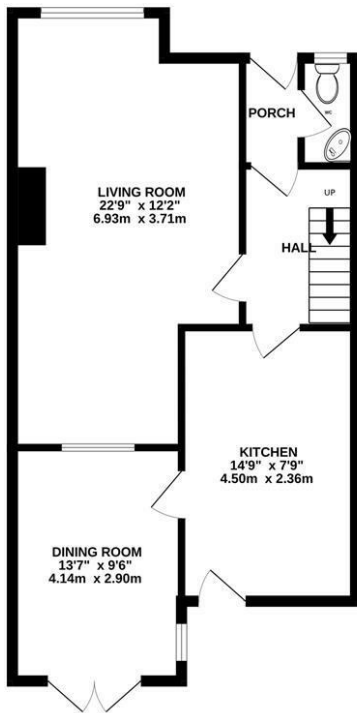
Symonds + Greenham have been informed that this property is Freehold.

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

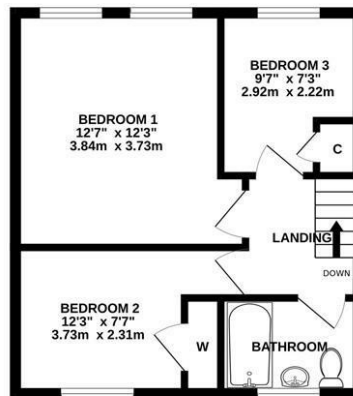
### VIEWINGS

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

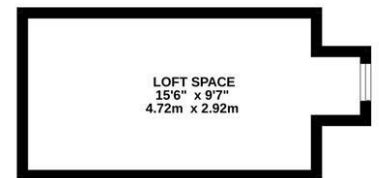
GROUND FLOOR



1ST FLOOR



2ND 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			
(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	
			82
			55

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

