



SYMONDS + GREENHAM

Estate and Letting Agents



379 Cottingham Road, Hull, HU5 4AA

Guide price £240,000

GUIDE PRICE £240,000 - £250,000

CHARMING THREE-BED SEMI-DETACHED HOME - PRIME COTTINGHAM ROAD LOCATION - SPACIOUS LOUNGE & BEAUTIFUL KITCHEN-DINER - TWO BATHROOMS FOR ADDED CONVENIENCE - GARAGE & DRIVEWAY PARKING - REAR GARDEN - CLOSE TO HULL UNIVERSITY, SHOPS & AMENITIES - NO CHAIN - READY TO MOVE IN

Nestled on the desirable Cottingham Road in Hull, this stunning semi-detached family home presents an excellent opportunity for those seeking a charming residence with ample potential. Boasting three well-proportioned bedrooms and two bathrooms, this property is ideal for families or professionals alike.

Upon entering, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The beautiful kitchen diner is a highlight of the home, providing a wonderful space for family meals and gatherings with a separate utility room. While the property is well-kept by the current owner, it does offer some scope for modernisation, allowing you to add your personal touch and create your dream home. The exterior of the property features a garage and a driveway, providing convenient off-street parking. The prime location on Cottingham Road places you within easy reach of Hull's main university campus, as well as a variety of shops and local amenities, making it an ideal spot for both students and families.

With no chain involved, this property is ready for you to move in and start making memories. Whether you are looking to invest in a family home or move to great central location, this charming house is not to be missed. Embrace the opportunity to own a piece of architecture in a vibrant and convenient location.

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 "B"

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

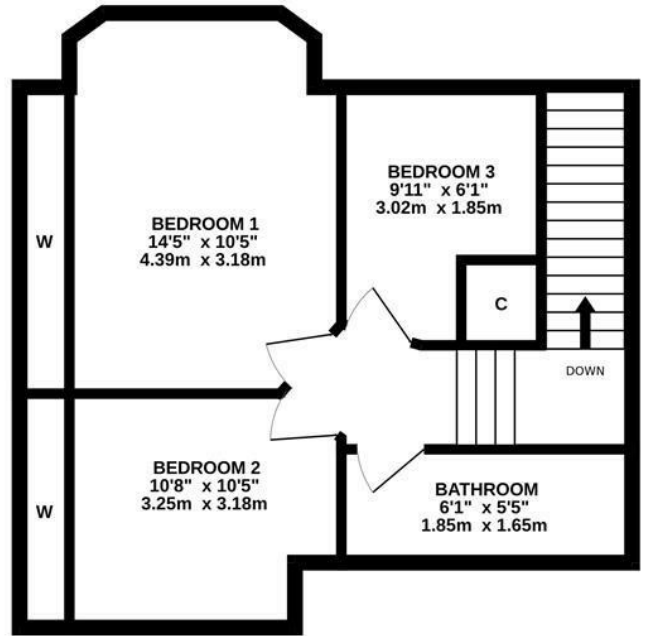
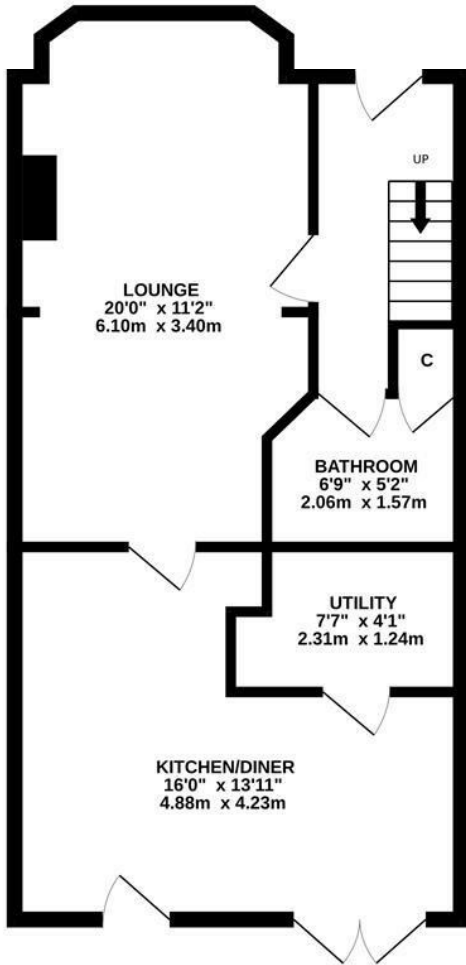
The property has the benefit of double glazing.

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.



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
	85
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A (02 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC

