



Southwood Road, Cottingham, HU16

£250,000



 3  1  2  D Band: B

- Semi-Detached House
- Close to Hospital, Schools & Village Centre
- Three Bedrooms
- Two Reception Rooms
- PVCu Double Glazing
- Gas Central Heating (new boiler 2021)
- Private Driveway with Electric Vehicle Charger
- Attractive Front & Rear Gardens



HudsonProperty

37 The Square, Hessle, East Yorkshire, HU13 0AE
Telephone: 01482 645100



This attractive semi-detached house is situated in a highly convenient location on the west side of Cottingham, approximately half a mile from both Castle Hill Hospital and the centre of the village, a short walk from Westfield and Bacon Garth Primary Schools, and a mile from Cottingham High School & Sixth Form College. The property is also within easy reach of Hull, Beverley, the Humber Bridge, and the A63/M62 corridor. The house itself is set out over two floors. The ground floor comprises an entrance hall, lounge, dining room and kitchen, whilst the first floor comprises a landing, three bedrooms and a bathroom. The house is fitted with PVCu double glazing and gas central heating (new boiler 2021). To the front of the property is a private drive and open garden, and to the rear of the property is a spacious enclosed garden laid mainly to paving and lawn with a large shed with power. This really is a wonderful home in a highly convenient location in the popular and superbly resourced village of Cottingham, so check out the video tour and then contact Hudson's to book your viewing!

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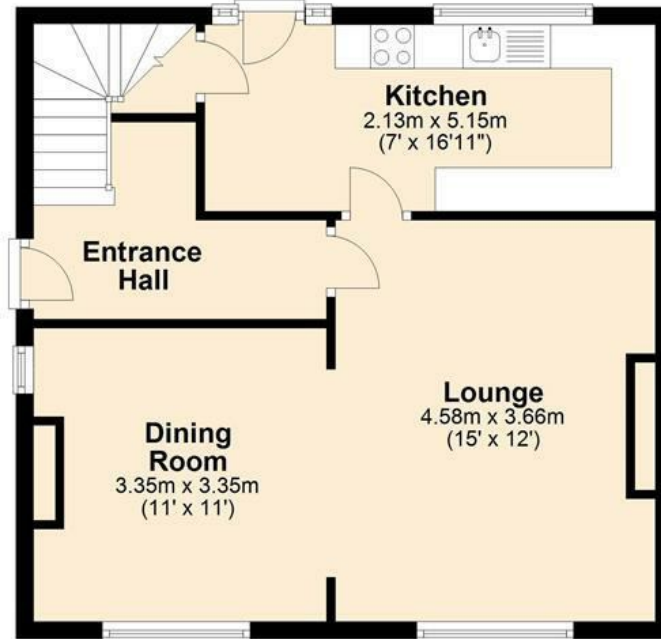
FIXTURES & FITTINGS: All carpets, curtains, blinds and light fittings are included in the sale. **TENURE:** The tenure of this property is Freehold. **OTHER INFORMATION:** We believe the house to be of solid wall construction, to be connected to mains gas, electricity, water, and drainage, and to both landline telephone and Internet broadband.



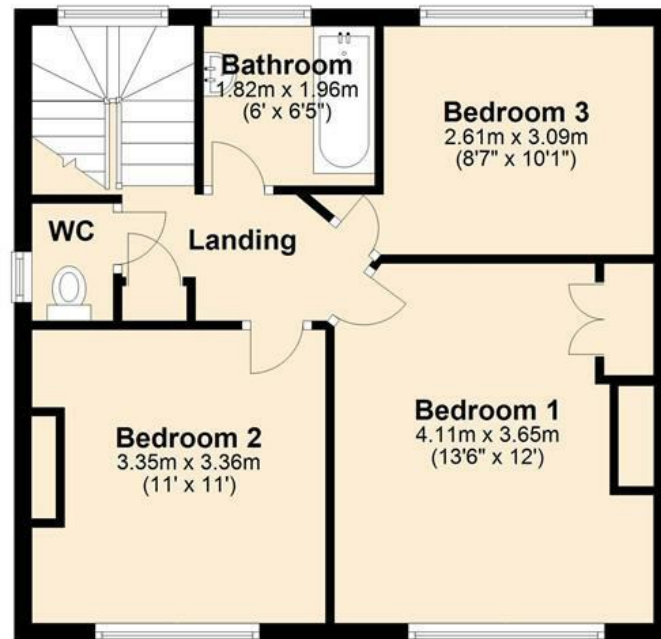
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Ground Floor



First Floor



MEASUREMENTS: Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs, images, and video footage taken, used or provided by Hudson Property are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images and footage may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited. All music used by Hudson Property is done so under licence.