



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **8 The Close, Cottingham, HU20 3XA**

### **£259,500**

FULLY RENOVATED THREE-BEDROOM SEMI-DETACHED BUNGALOW - EXTENSIVE OFF-STREET PARKING, GARAGE, AND WEST-FACING GARDEN - TRANQUIL VILLAGE LOCATION WITH EXCELLENT AMENITIES AND TRANSPORT LINKS

Nestled in the charming village of Little Weighton, this semi-detached bungalow on The Close presents an exceptional opportunity for those seeking a beautifully renovated home in a tranquil setting. This attractive property boasts a flexible living space, featuring three well-proportioned bedrooms. The newly fitted kitchen and bathroom add a modern touch, ensuring comfort and convenience for its occupants. Set within a peaceful cul-de-sac, the bungalow benefits from extensive off-street parking for up to four vehicles, along with a garage, making it ideal for families or those with multiple vehicles. The westerly facing rear garden offers a delightful outdoor space, perfect for enjoying the afternoon sun and entertaining guests.

Little Weighton is a hidden gem in the Yorkshire Wolds, often overlooked yet rich in community spirit and amenities. The village is home to a primary school and is in close proximity to several highly regarded secondary schools, making it an excellent choice for families. Residents can enjoy local conveniences such as a village shop, Post Office, and a well-known public house, alongside recreational facilities including a village green, pond, and children's play park. For those seeking a bit more hustle and bustle, the vibrant market town of Beverley is just a short drive away, offering a variety of shops, restaurants, and cultural attractions, including the stunning Beverley Minster. With convenient access to the A63/M62 motorway network, the Humber Bridge, and a mainline railway station at Brough providing direct trains to London Kings Cross, this property is perfectly positioned for both rural tranquility and urban accessibility.

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.

#### TENURE

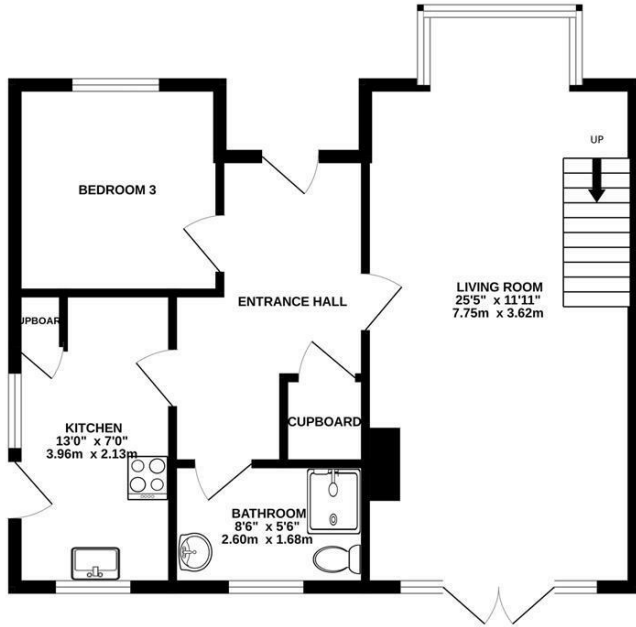
Symonds + Greenham have been informed that this property is Freehold

#### VIEWINGS

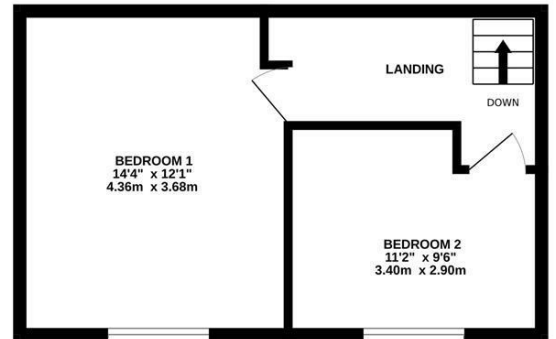
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR



1ST 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		43	58
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) 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			

