



SYMONDS + GREENHAM

Estate and Letting Agents



132 Hull Road, Cottingham, HU5 4AH

Offers in excess of £160,000

OUTSTANDING THREE BED END OF TERRACE - PLENTY OF POTENTIAL - WONDERFUL REAR GARDEN

Welcome to Hull Road, Cottingham, where potential meets convenience in this charming three-bedroom end-of-terrace property. Situated near a variety of amenities, including shops, supermarkets, cafes, bars, restaurants, highly regarded schools, and convenient transport links, this home offers the perfect blend of suburban living and urban convenience. Step inside, and you'll discover a property brimming with potential. The ground floor features a welcoming lounge, a versatile dining room, and a kitchen complete with a pantry, offering plenty of space for both daily living and entertaining. Upstairs, three bedrooms await, along with a family bathroom, providing comfortable accommodations for the whole family. Outside, the property boasts a delightful, large rear garden that offers a tranquil retreat amidst the bustling surroundings. The garden also features a garage and off-street parking accessed via the rear tenfoot, ensuring convenience for residents with vehicles. This three-bed end-of-terrace property on Hull Road is an invitation to comfortable living with plenty of potential for customisation and expansion. Don't miss the opportunity to make this property your own and experience the best of suburban living in Cottingham.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

12'4 x 13'6 max (3.76m x 4.11m max)

A wonderful family room with excellent natural light.



DINING ROOM

9'9 x 10'0 max (2.97m x 3.05m max)

Another fantastic family room.



KITCHEN

14'2 x 8'7 max (4.32m x 2.62m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, space for an oven, space for dishwasher, plumbing for a washing machine.



FIRST FLOOR

BEDROOM 1

13'09 x 11'5 max (4.19m x 3.48m max)

A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

10'4 x 11'3 max (3.15m x 3.43m max)

Another wonderful bedroom.



BEDROOM 3

8'4 x 7'4 max (2.54m x 2.24m max)



BATHROOM

With a low level WC, a hand basin and a panelled bath with shower attachment.



OUTSIDE

The property benefits from a stunning, large rear garden that also offers a garage and off street parking via the tenfoot.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band B.

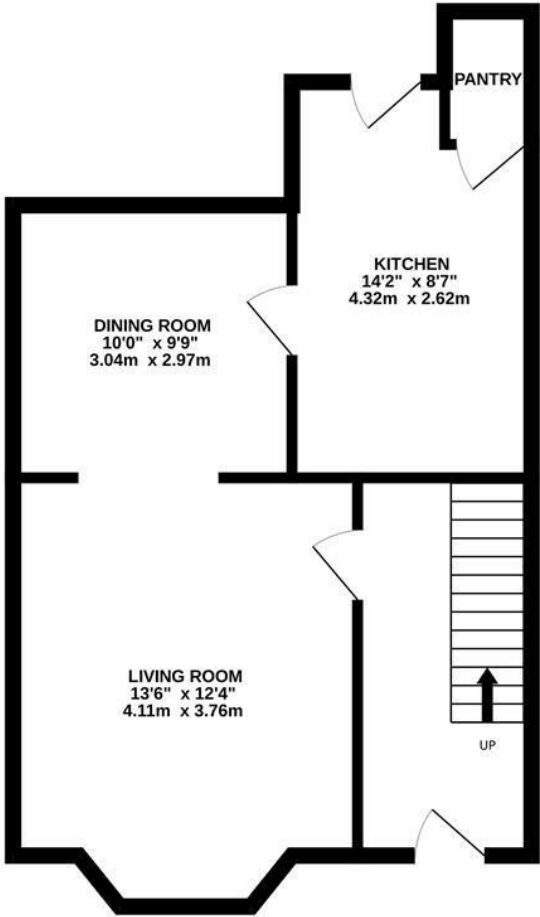
TENURE

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

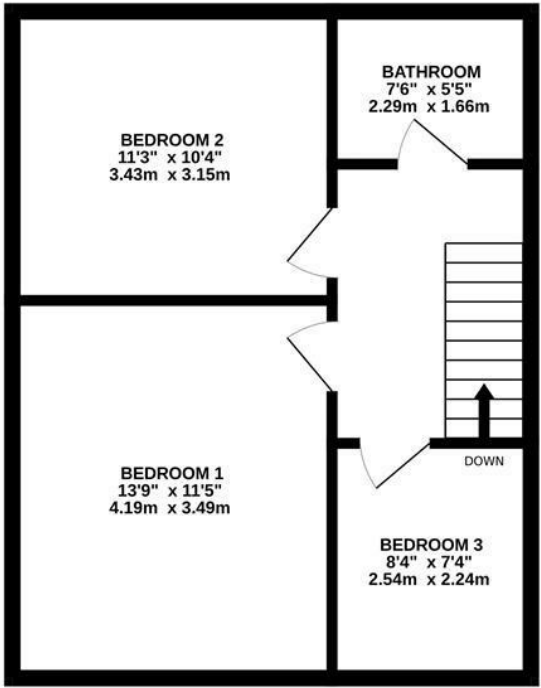
DISCLAIMER

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.

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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