



SYMONDS + GREENHAM

Estate and Letting Agents



1 Wasdale Green, Cottingham, Yorkshire HU16 4HN

£1,100

THREE BED SEMI-DETACHED HOME IN THE HEART OF THE VILLAGE COTTINGHAM, WITH FRONT AND REAR GARDENS. AVAILABLE NOW.

This semi-detached home would be perfect for a small family. The property is located in the beautiful and sought after village of Cottingham, home to well regarded schools and a host of local amenities including supermarkets, restaurants and cafes and is a stones throw from the village centre. The accommodation in brief consists of spacious entrance hallway, large lounge and separate dining room, fitted kitchen, to the first floor there are three excellent sized bedrooms and a modern bathroom. Externally this beautiful home really comes into its own with spacious front and rear gardens, excellent views of the church and a private cul-de-sac with off street parking.

DON'T MISS OUT ON THIS WONDERFUL RENTAL HOME...BOOK YOUR VIEWING ASAP!

There is a one week holding deposit on the property of £250 which is refunded following successful referencing. Deposit is one months rent in advance and so full cost following successful referencing for the property would be £2200.

Council Tax Band C
EPC Rating C

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor

LOUNGE DINER

12'6 max x 22'3 max (3.81m max x 6.78m max)

A spacious lounge diner benefiting from an abundance of natural light, with gas fireplace and sliding doors to the rear garden

SITTING ROOM

11'2 max x 9'4 max (3.40m max x 2.84m max)

KITCHEN

13'8 max x 8'5 max (4.17m max x 2.57m max)

A modern kitchen suite with a range of eye level and base level units with complementing work surfaces, stainless steel sink and draining unit, plumbing for washing machine, space for tumble dryer, integrated fridge freezer and door to the rear garden

FIRST FLOOR

LANDING

BEDROOM ONE

11'8 max x 11'10 max (3.56m max x 3.61m max)

An excellent sized double bedroom with views of the rear garden

BEDROOM TWO

10'5 max x 11'9 max (3.18m max x 3.58m max)

A second good size double bedrooms with integrated wardrobes and views of the church and front garden

BEDROOM THREE

