SYMONDS + GREENHAM

Estate and Letting Agents









19 Spencer Close, Cottingham, Yorkshire HU16 5NR
£350,000

Situated in the highly sought after village of Cottingham, this impressive five bedroom detached home offers exceptional space and versatility, making it the ideal purchase for growing or multi generational families. Extended by the previous owners, the property is offered to the market with no onward chain and enjoys a convenient location within easy walking distance of a wealth of local amenities, Cottingham High School and Westfield Primary School.

The accommodation briefly comprises a welcoming porch and entrance hall leading to a spacious living room, a beautifully appointed kitchen diner and a convenient ground floor WC. A substantial extension has created a fantastic reception room, together with two generous double bedrooms, both benefiting from contemporary en suite shower rooms. This versatile arrangement lends itself perfectly to multigenerational living, providing an ideal space for elderly relatives, older children or guests seeking a greater degree of independence.

To the first floor are three further well proportioned bedrooms, all well presented, together with a family bathroom finished to a high standard.

Externally, the property enjoys a spacious rear garden, offering an excellent space for relaxing and entertaining, while to the front a private side driveway provides ample off street parking and leads to a double garage.

Offering spacious and flexible accommodation in one of the area's most desirable village locations, this superb family home is ready to move straight into and must be viewed to be fully appreciated.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING
The property has the benefit of gas central heating.

DOUBLE GLAZING
The property has the benefit of double glazing.

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.

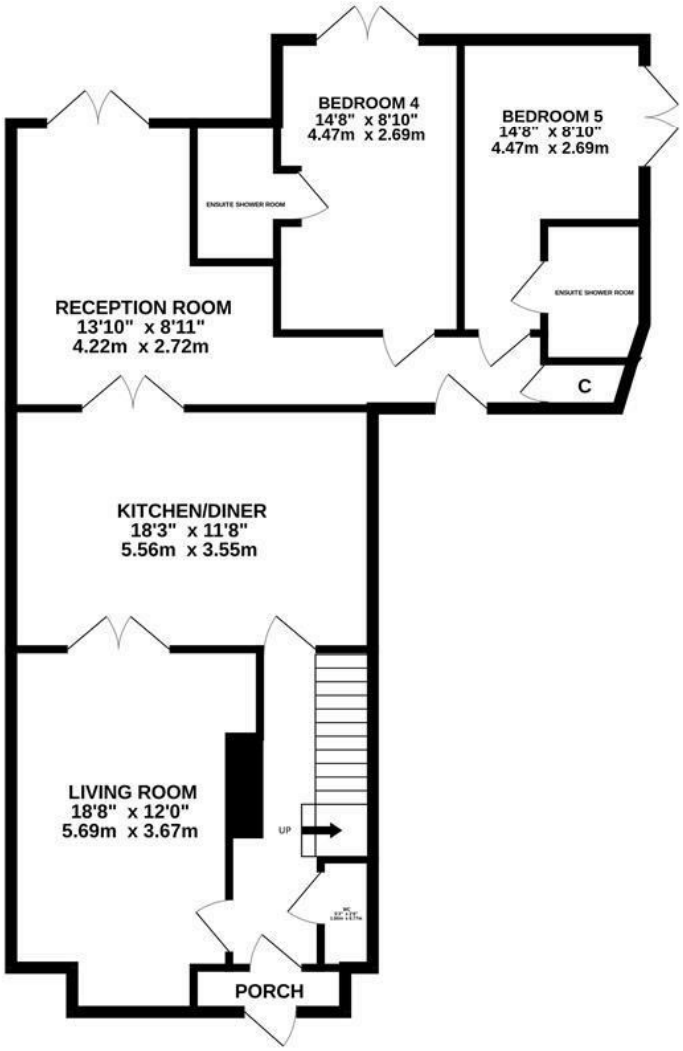
VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band D.

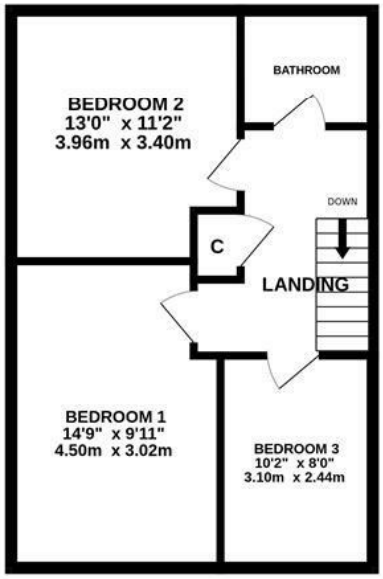
FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

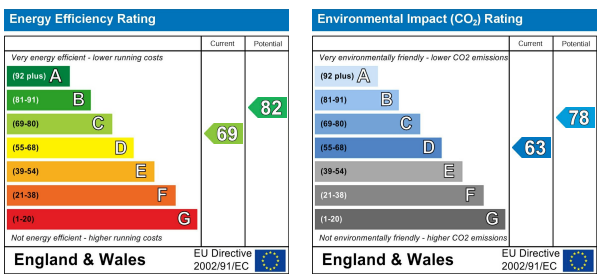
GROUND FLOOR

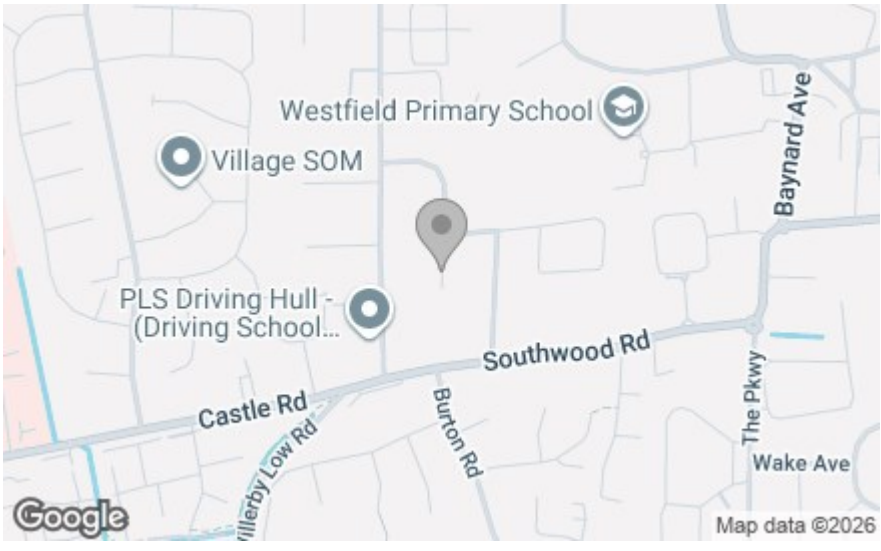


1ST FLOOR



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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