



SYMONDS + GREENHAM

Estate and Letting Agents



204 King Street, Cottingham, Yorkshire HU16 5QJ

£185,000

TWO-BED SEMI-DETACHED COTTAGE - IMMACULATE & FULL OF CHARACTER - FARMHOUSE-STYLE KITCHEN - STYLISH LOUNGE WITH LOG BURNER - TWO SPACIOUS DOUBLE BEDROOMS + GORGEOUS BATHROOM - LOVELY REAR GARDEN - PRIME COTTINGHAM LOCATION CLOSE TO AMENITIES & SCHOOLS - PERFECT STARTER HOME OR COSY RETREAT

Nestled in the charming village of Cottingham, this immaculate two-bedroom semi-detached cottage presents an exceptional opportunity for first-time buyers or those seeking a cosy home brimming with character. The property is ideally situated on King Street, surrounded by well-regarded schools and a variety of local amenities, including supermarkets, delightful restaurants, and inviting public houses.

Having been well looked after by its current owners, this cottage showcases a stunning farmhouse-style kitchen that is perfect for both cooking and entertaining. The stylish living room, complete with a log burner, offers a warm and inviting space to relax and unwind. The property features two generously sized double bedrooms, ensuring ample space for comfort and privacy. The gorgeous bathroom adds a touch of luxury to this delightful home.

The lovely rear garden provides a tranquil outdoor retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. With beautiful features throughout, this property truly embodies the charm and warmth of cottage living.

This semi-detached home is not just a house; it is a perfect starter home for those looking to get on the property ladder or for anyone wishing to settle into a cosy abode filled with character. Do not miss out on this wonderful opportunity—book your viewing today and experience the beauty of this exceptional cottage for yourself.

CENTRAL HEATING

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

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.

TENURE

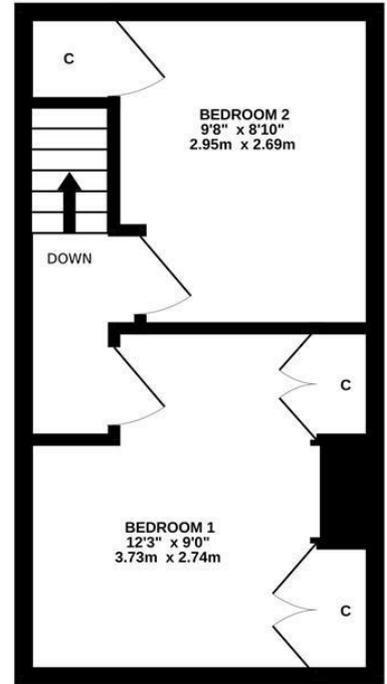
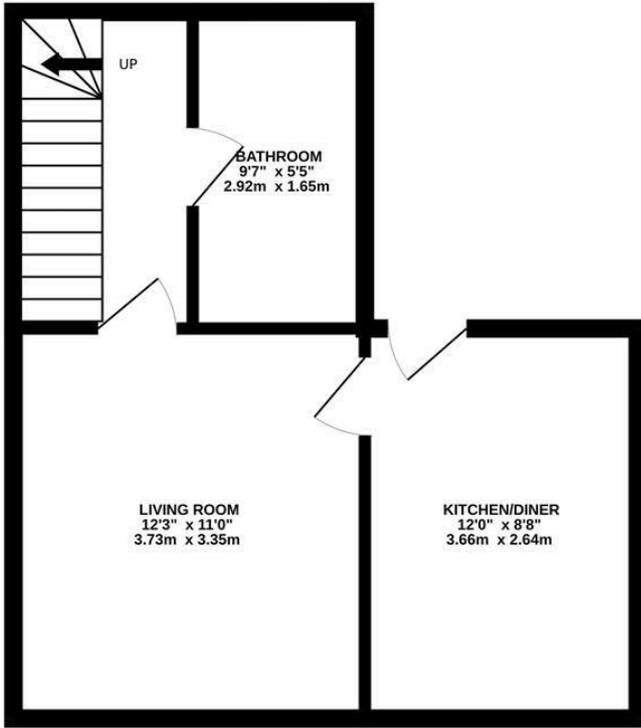
Symonds + Greenham have been informed that this property is Freehold

COUNCIL TAX BAND

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

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

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	
(82 plus) A	85
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	86
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

