



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **137 Bishop Alcock Road, Cottingham, HU5 4RX**

### **£295,000**

4 BED DETACHED PROPERTIES - 3 BED SEMI DETACHED PROPERTIES - 2 BED SEMI DETACHED PROPERTIES - PRICES FROM £165,000 TO £295,000 - OFF STREET PARKING - GENEROUS REAR GARDENS - 10 YEAR NEW BUILD WARRANTY - MOVE IN SPRING - DECEMBER 2025 - FREE MORTGAGE ADVICE AVAILABLE - SALES ASSIST PROGRAMME AVAILABLE -

Situated in the buoyant HU5 area of Bricknell avenue, there are 2 x 4 bed detached properties left!

Buyers can choose their own kitchen with optional extras available and interest is expected to be very high so anyone interested in purchasing should register their interest as soon as possible.

SALES ASSIST PROGRAMME AVAILABLE  
MORTGAGE ADVICE AVAILABLE FOR FIRST TIME BUYERS

## ENTRANCE HALL

## DOWNSTAIRS W/C

## LOUNGE

## KITCHEN / DINER

A spacious kitchen/diner with door to the utility room and the buyers choice of a fully integrated Howdens kitchen with fridge freezer, dishwasher, oven, hobs, extractor fan and a range of eye level and base level units with complementing work surfaces and French doors to the rear garden. (Optional extra can be purchased directly from Howdens)

## UTILITY ROOM

Base and wall units with the space for a washing machine.

## FIRST FLOOR

## LANDING

## BEDROOM ONE

## ENSUITE

With shower, heated towel radiator, W/C and wash hand basin.

## BEDROOM TWO

## ENSUITE

With shower, heated towel radiator, W/C and wash hand basin.

## BEDROOM THREE

## BEDROOM FOUR

## BATHROOM

With bath with overhead shower, heated towel radiator, W/C and wash hand basin.

## OUTSIDE

To the front of the property is parking for multiple cars and to the rear of the property is a top soiled garden with fenced surroundings.

## PARKING

There is off street parking available for multiple cars.

## CENTRAL HEATING

The property has central heating.

## DOUBLE GLAZING


The property has 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 call 01482 444200 or email [sales@symondsandgreenham.com](mailto:sales@symondsandgreenham.com) to book your viewing with the New Homes Team

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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