



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **34 Merchant Way, Cottingham, HU16 4PS** **Offers over £180,000**

THREE STOREY SEMI-DETACHED HOME ON THE OUTSKIRTS OF THE SOUGHT AFTER VILLAGE OF COTTINGHAM - WITH A SOUTH WEST FACING GARDEN - OFF STREET PARKING - PERFECT FOR A FAMILY

This semi-detached three storey townhouse would be ideal for a family. The property is located on the outskirts of Cottingham, home to well regarded schools and a host of local amenities including supermarkets, restaurants and cafes and within close proximity of Hull University. The property benefits from off-street parking and a lovely southwest facing rear garden and internally boasts a spacious open plan kitchen/diner, a spacious lounge, a convenient downstairs WC, three double bedrooms with en-suite shower-room to master, a stylish family bathroom and a single fourth bedroom that could also be used as a study.

**DON'T MISS OUT ON THIS FANTASTIC FAMILY HOME...BOOK YOUR VIEWING TODAY!**

## GROUND FLOOR

### ENTRANCE HALL

With stairs to the first floor and under stairs storage cupboard

### KITCHEN/DINER

13'9 max x 17'5 max (4.19m max x 5.31m max )

With a range of eye level and base level units with complementing work surfaces, integrated dishwasher, stainless steel sink and draining unit, electric oven, electric hob with overhead extractor fan, space for american fridge freezer, plumbing for washing machine, space for tumble dryer and French doors to rear garden



### DOWNSTAIRS WC

A convenient downstairs toilet with low-level WC, pedestal hand basin and tiles to splashback areas



### BEDROOM FOUR/STUDY

8'7 max x 8'3 max (2.62m max x 2.51m max )

## FIRST FLOOR

### LOUNGE

13'10 max x 11'9 max (4.22m max x 3.58m max )

A spacious, well presented lounge with views of the rear garden



### BEDROOM THREE

13'10 max x 8'11 max (4.22m max x 2.72m max )

A good size double bedroom



## BATHROOM

6'8 max x 8'1 max (2.03m max x 2.46m max )

With low-level WC, pedestal hand basin, heated towel rail, panelled bath with shower attachment and tiles to splashback areas



## SECOND FLOOR

### BEDROOM ONE

13'10 max x 11'10 max (4.22m max x 3.61m max )

An excellent size double bedroom with ensuite shower room



### ENSUITE

5'10 max x 5'6 max (1.78m max x 1.68m max )

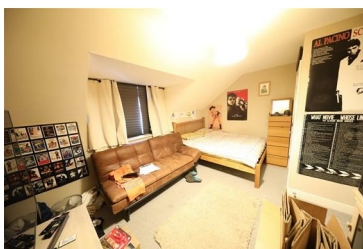
With low-level WC, pedestal handbasin, corner shower cubicle with overhead shower attachment and tiles to splashback areas



### BEDROOM TWO

13'11 max x 11'11 max (4.24m max x 3.63m max )

Another excellent size double bedroom



## OUTSIDE

The south west facing rear garden is quite the sun trap. It is mainly laid to lawn and enclosed by timber fencing.



### **PARKING**

The property benefits from a front drive providing off street parking for two vehicles

### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **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.

### **COUNCIL TAX BAND**

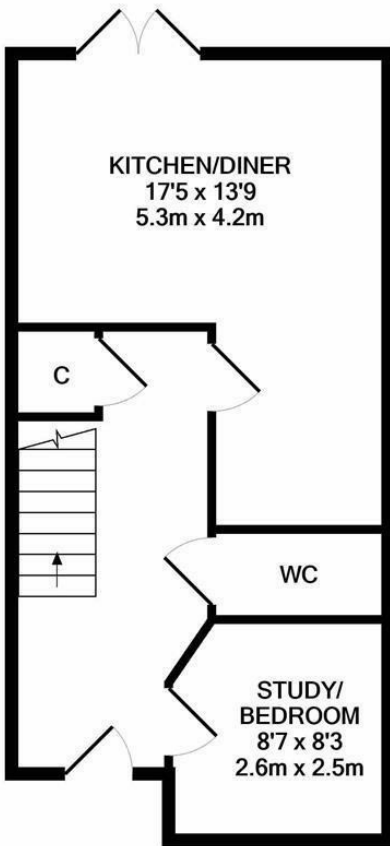
Symonds + Greenham have been informed that this property is in Council Tax Band D

### **VIEWINGS**

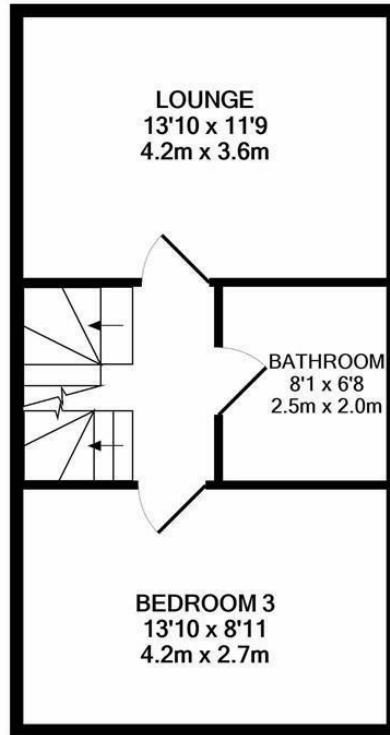
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **DISCLAIMER**

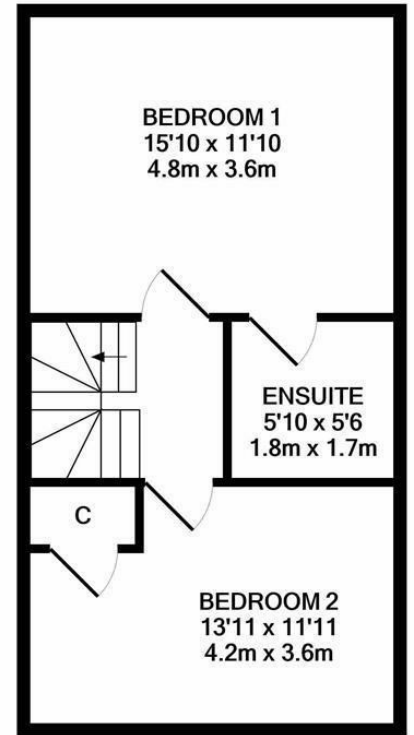
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



GROUND FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)



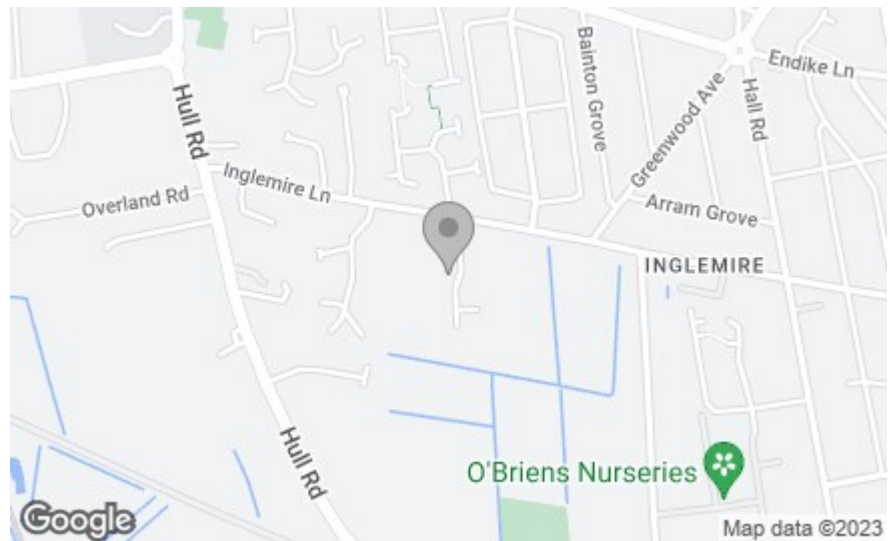
1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1107 SQ.FT. (102.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
75	85

Very energy efficient - lower running costs

(82 plus) A  
(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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(82 plus) A  
(81-81) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC