



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **4 Merchant Way, Cottingham, HU16 4PS**

### **Offers over £185,000**

STUNNING THREE BED SEMI | MODERN LIVING | NO ONWARD CHAIN

Symonds + Greenham are delighted to present this beautifully presented three-bedroom semi-detached home on Merchant Way, Cottingham. Perfectly positioned in one of the area's most sought-after villages, the property offers excellent access to a wealth of local amenities including shops, supermarkets, cafés, bars, restaurants, highly regarded schools, and convenient transport links.

Finished to a high standard throughout, the home boasts a stylish lounge/diner, a modern kitchen, and a ground floor WC. Upstairs, there are three well-proportioned bedrooms including a master with ensuite, plus a contemporary family bathroom. The loft has been fully boarded with a fitted ladder, providing excellent additional storage.

Outside, the property enjoys a private rear garden designed for low-maintenance living, featuring decking, paving, and an area of artificial grass—ideal for relaxing or entertaining. To the rear, there is also a dedicated parking space.

This superb home is perfect for families or first time buyers seeking a move-in ready property in a prime location.

Early viewing is strongly recommended to avoid missing out.

## GROUND FLOOR

### LOUNGE/DINER

18'11 x 14'02 max (5.77m x 4.32m max)

A lovely lounge/diner with excellent natural light.

### KITCHEN

10'11 x 9'10 max (3.33m x 3.00m max)

With a range of eye level and base level units with complimenting work surfaces, an integrated oven with a gas hob and overhead extractor fan, an integrated dishwasher, plumbing for a washing machine, space for a fridge freezer and a stainless steel sink and drainer unit.

### WC

With a low level WC and a hand basin.

## FIRST FLOOR

### BEDROOM 1

14'01 x 10'10 max (4.29m x 3.30m max)

A brilliant main bedroom with floor to ceiling fitted wardrobes in master bedroom.

### ENSUITE SHOWER ROOM

With a low level WC, a walk in shower and a pedestal hand basin.

### BEDROOM 2

9'09 x 8'11 max (2.97m x 2.72m max)

Another excellent bedroom.

### BEDROOM 3

9'08 x 6'06 max (2.95m x 1.98m max)

### BATHROOM

With a low level WC, a pedestal hand basin and a panelled bath with an overhead shower attachment and a cupboard with water tank with storage space.

### OUTSIDE

The rear garden benefits from artificial grass, an area of paving and an area of decking. The property also benefits from off street parking for one car behind the property. There are also lights and double power socket in garden shed.

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested) that was fitted on 18/11/21.

### 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

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

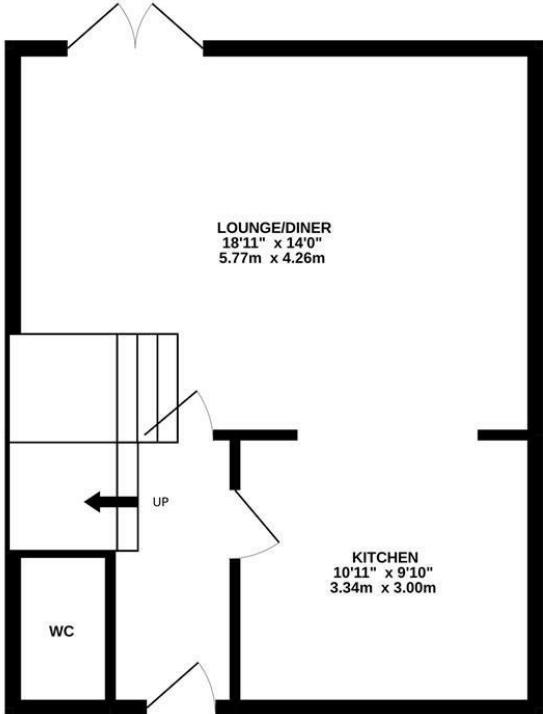
### VIEWINGS

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

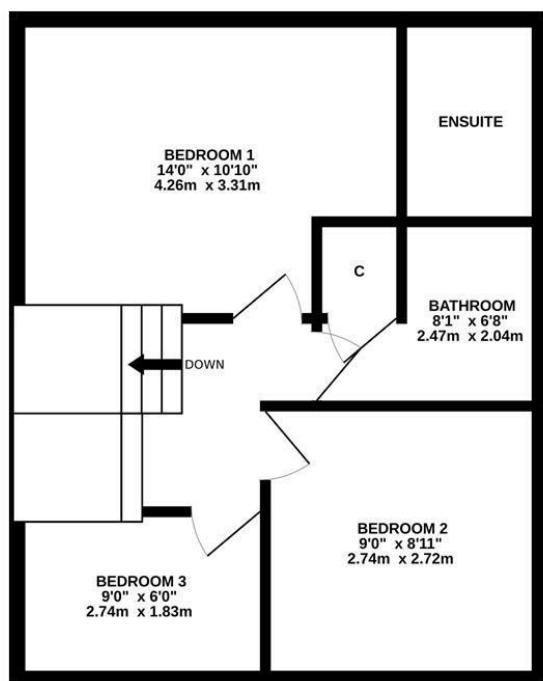
### DISCLAIMER

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  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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