



SYMONDS + GREENHAM

Estate and Letting Agents



4 Lytham Drive, Cottingham, Yorkshire HU16 4QN Offers over £150,000

BEAUTIFUL SEMI-DETACHED BUNGALOW WITH SIDE DRIVE AND GARAGE AND A GORGEOUS WEST FACING REAR GARDEN!

This semi-detached bungalow would be perfect for a single person or a couple. The bungalow is situated in the sought after village of Cottingham close to well regarded schools and local amenities including a supermarket and several restaurants and public houses. The bungalow has been modified by its current owner and benefits from a recently fitted central heating system and boiler and is beautifully decorated throughout. The property benefits from a side drive and garage providing off-street parking and a west facing rear garden and boasts a stunning living room, a lovely kitchen, two well decorated bedrooms and a stunning bathroom.

BUNGALOWS IN THIS AREA ARE POPULAR...BOOK YOUR VIEWING ASAP!!

GROUND FLOOR

ENTRANCE HALL

with storage cupboard, door way to kitchen, door to bedroom 1, door to bedroom 2, door to bathroom and door to...

LIVING ROOM

16' max x 11'7 max (4.88m max x 3.53m max)



KITCHEN

9'9 max x 6'6 max (2.97m max x 1.98m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker, electric hob with over head extractor fan, space for fridge-freezer and plumbing for washing machine



BEDROOM 1

13'10 max x 9'4 max (4.22m max x 2.84m max)



BEDROOM 2

8'10 max x 8'9 max (2.69m max x 2.67m max)

with sliding patio doors to rear garden

BATHROOM

with low level WC, pedestal hand basin, panelled bath with over head shower, floor to ceiling tiles.



OUTSIDE

The front garden is mainly laid to lawn with a concrete side drive leading to a garage.

The rear garden is mainly laid to lawn with a block paved patio area and a timber shed.

CENTRAL HEATING

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

DOUBLE GLAZING

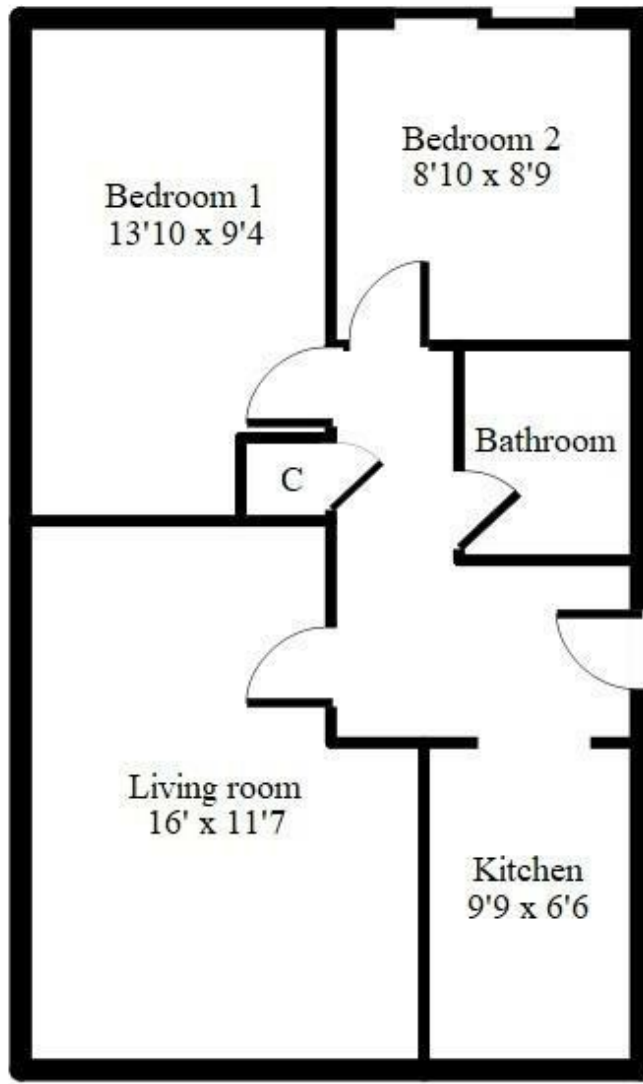
The property has the benefit of recently fitted uPVC double glazing.

DISCLAIMER

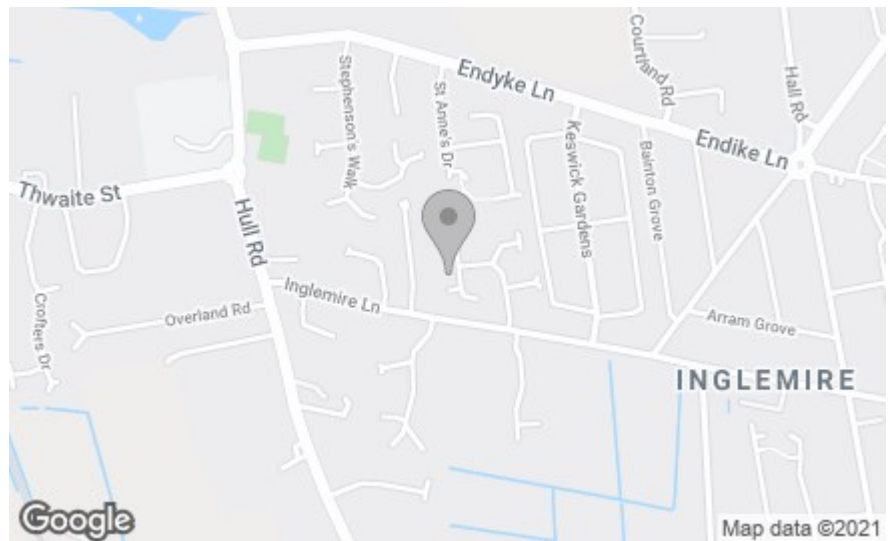
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



Ground floor



Energy Efficiency Rating	
Current	Potential
	89
73	
<small>Very energy efficient - lower running costs</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	89
72	
<small>Very environmentally friendly - lower CO₂ emissions</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC