



SYMONDS + GREENHAM

Estate and Letting Agents



575 Endyke Lane, Cottingham, Yorkshire HU16 4QD

Offers over £130,000

WELL DECORATED THREE BED HOME - SOUTH FACING REAR GARDEN - OFF-STREET PARKING

This delightful three bed mid-terraced home is situated on the outskirts of the sought after west Hull village of Cottingham. The property has good transport links to both Cottingham centre and Hull city centre and would ideally suit a family but would equally suit a first time buyer. The property benefits from a south facing rear garden and ample off street parking to the front and briefly internally briefly comprises entrance hall, open plan living room leading through to the dining room, modern kitchen, two double bedrooms, single third bedroom and a family bathroom.

DON'T MISS OUT ON THIS WONDERFUL HOME...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor and door to...

LIVING ROOM

14'7 max x 10'4 max (4.45m max x 3.15m max)

With a gas fire and Open Plan walkway through to...



DINING ROOM

15'11 max x 10'2 max (4.85m max x 3.10m max)

With understands cupboard, French patio doors to rear garden and door to...



KITCHEN

8'5 max x 8'5 max (2.57m max x 2.57m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine and space for tumble dryer.



FIRST FLOOR

BEDROOM 1

14'7 max x 10' max (4.45m max x 3.05m max)

With fitted wardrobes



BEDROOM 2

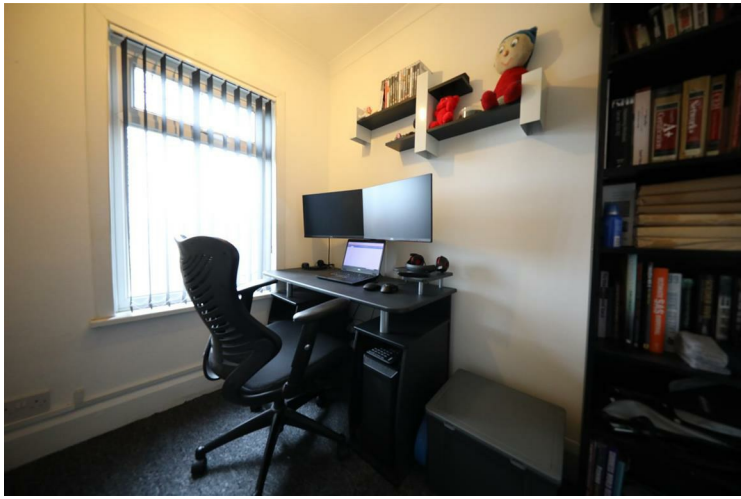
10'2 max x 10' max (3.10m max x 3.05m max)

With storage cupboard



BEDROOM 3

7'3 max x 5'8 max (2.21m max x 1.73m max)



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

BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, floor to ceiling tiles.



OUTSIDE

The front of the property is mostly paved providing off street parking for multiple vehicles.

The rear garden is mainly laid with grey slate chippings with a paved patio area and some low maintenance shrubbery.



CENTRAL HEATING

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

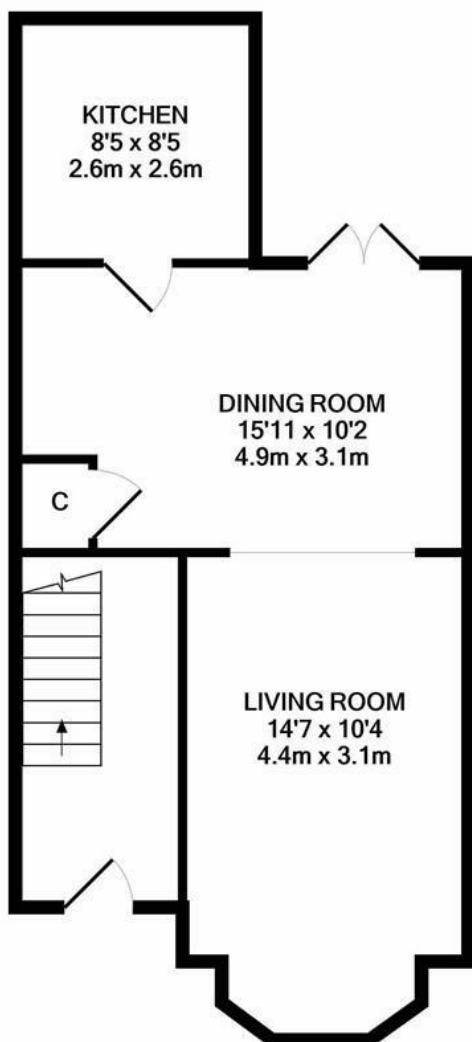
DOUBLE GLAZING

The property has the benefit of double glazing.

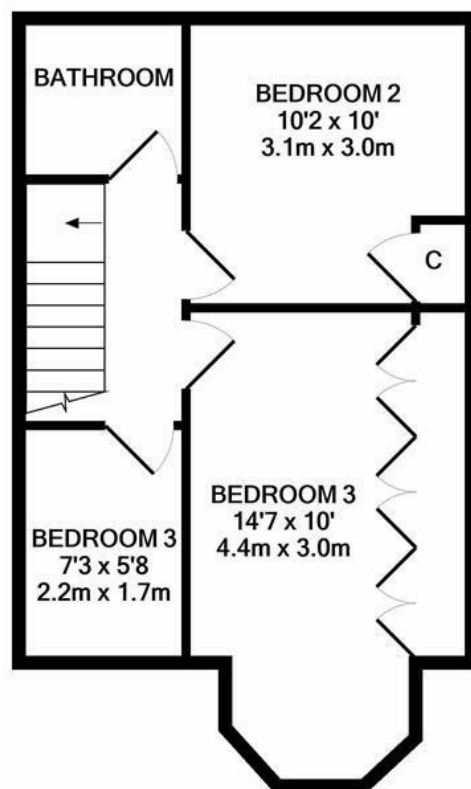
DISCLAIMER

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



GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

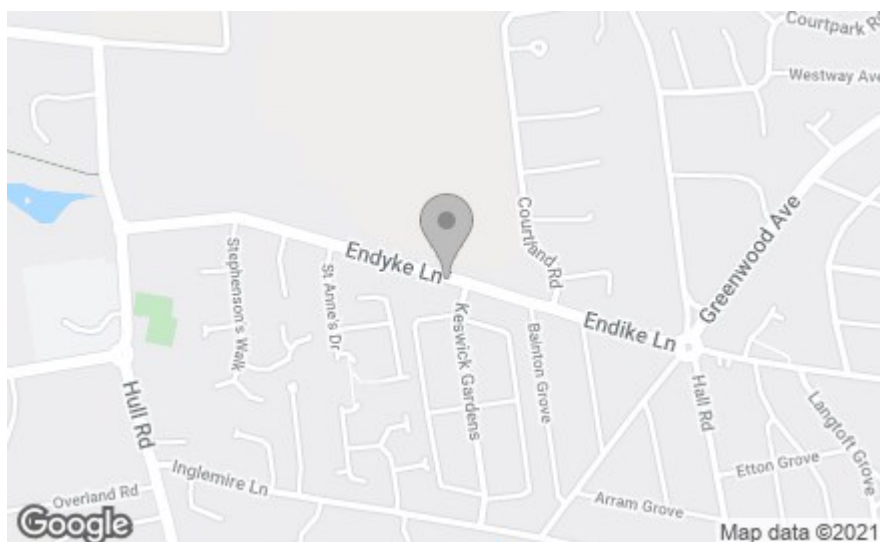


1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	