



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **143 Finkle Street, Cottingham, Yorkshire HU16 4AU** **Offers over £170,000**

**STUNNING FIRST TIME BUYER HOME IN THE HEART OF COTTINGHAM WITH THREE BEDROOMS, MODERN BATHROOM AND KITCHEN SUITES AND A HUGE SOUTH FACING REAR GARDEN!**

Situated in the popular village of Cottingham sits this modern, three bed end terraced home. Making great use of the space available this home provides any potential buyer with everything they could need from a house! The property is arranged over two floors and boasts two beautiful reception rooms and a spacious kitchen to the ground floor with brand new Parquet flooring throughout and two double bedrooms, single third bedroom currently used as a study and a bright bathroom suite to the first floor. This wonderful home has been improved and decorated by its current owners to an exceptional standard and would be absolutely perfect for any first time buyers looking to get their feet on the property ladder in the highly sought after village of Cottingham.

**DON'T MISS OUT....BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### ENTRANCE HALL

With brand new Parquet flooring and stairs to the first floor



### LIVING ROOM

12'2 max x 10'11 max (3.71m max x 3.33m max )

A beautiful living room benefiting from an abundance of natural light through the bay window with brand-new Parquet flooring and log burner



### DINING ROOM

12'8 max x 12'7 max (3.86m max x 3.84m max )

A spacious dining room with brand-new Parquet flooring and under stairs storage cupboard



### KITCHEN

9'11 max x 8'8 max (3.02m max x 2.64m max )

A stunning kitchen with views to the rear garden with a range of eye level and base level units with complementing work surfaces, stainless steel sink and draining unit, electric oven,

gas hob with overhead extractor fan, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher and door to the rear garden



## FIRST FLOOR

### LANDING



### BEDROOM ONE

10'11 max x 10'2 max (3.33m max x 3.10m max )

A good sized double bedroom



### BEDROOM TWO

12'9 max x 9'11 max (3.89m max x 3.02m max )

A second excellent sized double bedroom



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.

### BEDROOM THREE/STUDY

7'4 max x 5'2 max (2.24m max x 1.57m max )

A third bedroom currently used as an office/study by the current owners



### BATHROOM

With low-level WC, pedestal hand basin, shower cubicle with overhead shower attachment, panelled bath with mixer tap, airing cupboard and tiles to splashback areas



### OUTSIDE



### CENTRAL HEATING

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

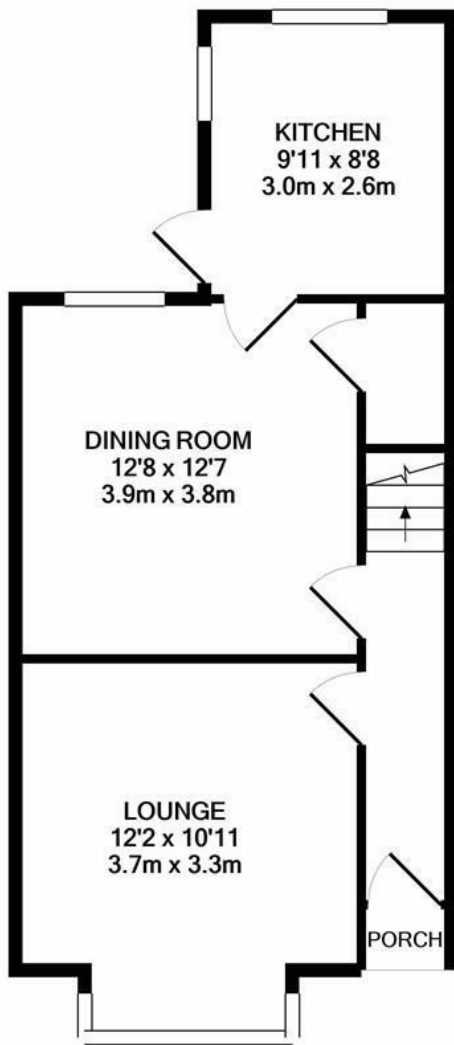
### DISCLAIMER

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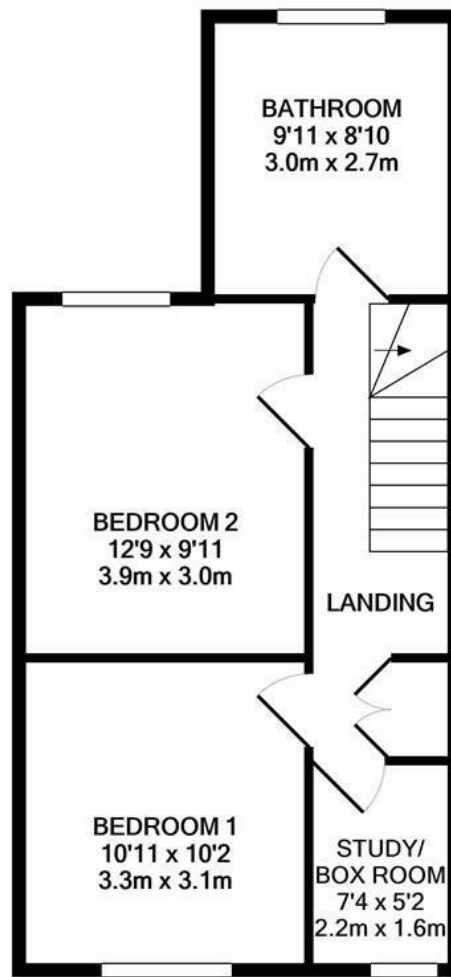
### VIEWINGS

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

### DISCLAIMER



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 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
	<b>86</b>
<b>64</b>	

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  
 (02 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