



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **265 Hallgate, Cottingham, Yorkshire HU16 4BG** **Offers in excess of £135,000**

**TWO BED COTTAGE IN THE HEART OF COTTINGHAM REFURBISHED TO AN EXCEPTIONAL STANDARD**

This end of terrace cottage is beautiful and sought after village of Cottingham, home to well regarded schools and a host of local amenities including supermarkets, restaurants, pubs and cafes. The property would be perfect for a first time buyer but could also be suitable for an investor due to the high demand for rental properties in the area. The property has been completely refurbished and re-decorated throughout and boasts a stunning living room, a gorgeous dining room, a beautiful brand new modern kitchen, a stylish brand new bathroom and two well decorated double bedrooms.

**GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!**

## GROUND FLOOR

### LIVING ROOM

11'6 max x 11'4 max (3.51m max x 3.45m max)

With door to...



### BATHROOM

With low-level WC, handbasin, panelled bath with overhead shower, heated towel rail and tiles to splashback areas.



### DINING ROOM

11'8 max x 10'10 max (3.56m max x 3.30m max)

With stairs to 1st floor and Open Plan doorway to...



## FIRST FLOOR

### BEDROOM 1

11'5 max x 11'5 max (3.48m max x 3.48m max)



### KITCHEN

11'11 max x 7'4 max (3.63m max x 2.24m max)

With a range of eyelevel and base level units with complimentary worksurfaces, sink and drainer unit, electric cooker, fabric gas hob with overhead extractor fan, integrated wine cooler, coming for washing machine, space for fridge/freezer, door to rear terrace and door to...

### BEDROOM 2

10'9 max x 9'1 max (3.28m max x 2.77m max)



#### **PARKING**

To the rear of the property is a communal parking area.

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

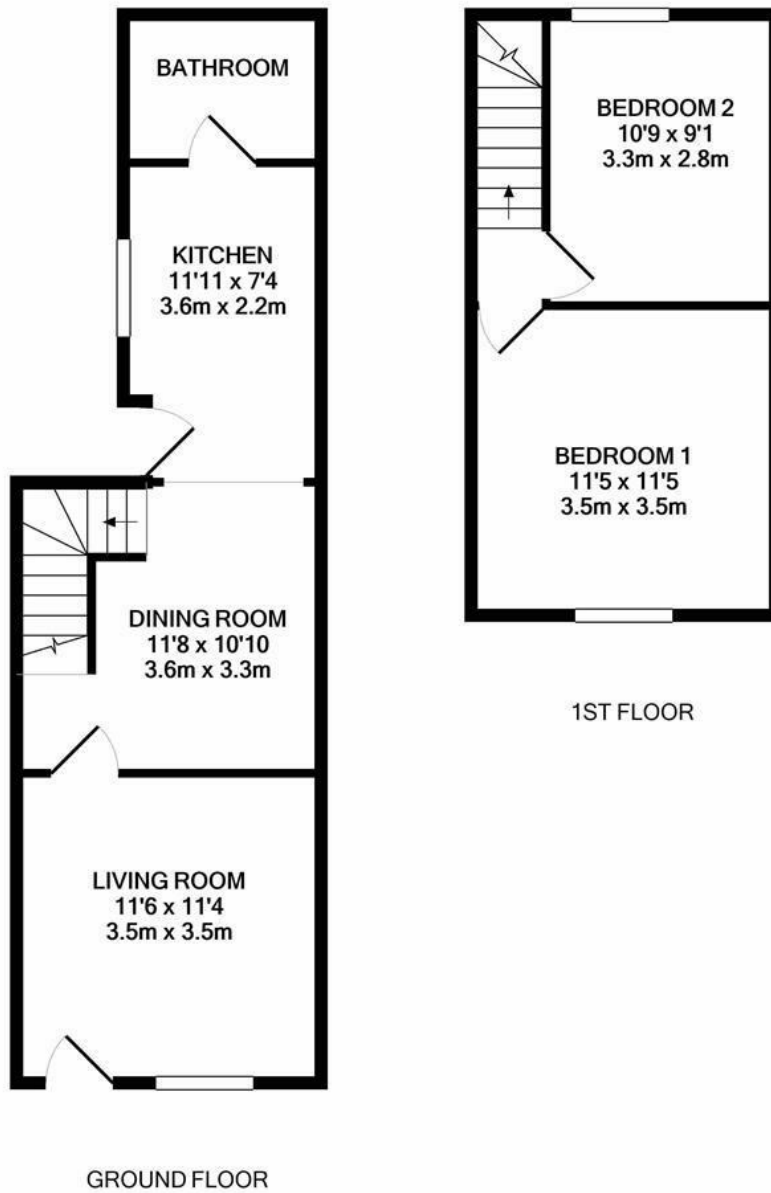
The property has the benefit of double glazing.

#### **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**

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



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
	85
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) 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
	84
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) A	
(81-91) 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