



SYMONDS + GREENHAM

Estate and Letting Agents



18 Winteringham Walk, Cottingham, Yorkshire HU16 5HL **Offers over £145,000**

THREE BED HOME IN THE DELIGHTFUL VILLAGE OF COTTINGHAM - PERFECT FOR A FIRST TIME BUYER - GENEROUS WEST FACING GARDEN

This beautiful mid terrace home would be perfect for a first time buyer. The property is situated on The Parkway in the highly sought after village of Cottingham close to well regarded schools and local amenities including supermarkets, restaurants and public houses. The property has been improved and decorated by its current owner to an exceptional standard and boasts a stunning living room leading through to a lovely dining room, a modern kitchen, two stylish double bedrooms, a single third bedroom, spacious bathroom suite and convenient downstairs utility room. Externally the rear garden is quite the sun trap providing excellent space to host BBQ's or relax throughout the summertime.

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor and door to the...



KITCHEN

10'2 max x 9'10 max (3.10m max x 3.00m max)

A bright kitchen with a range of eye level and base level units with complimentary work surfaces, integrated fridge freezer, electric oven, gas hob with overhead extractor fan, Belfast sink, spotlights, entrance to the utility room and door to the...



DINING ROOM

10'3 max x 9'5 max (3.12m max x 2.87m max)

With French doors to the rear garden and Open Plan entrance to there...

LIVING ROOM

12'7 max x 12'3 max (3.84m max x 3.73m max)

With gas fireplace



UTILITY ROOM

14'6 max x 4'3 max (4.42m max x 1.30m max)

A convenient downstairs utility room with plumbing for washing machine and dishwasher and space for a tumble dryer

FIRST FLOOR

LANDING



BEDROOM ONE

12'6 max x 9'11 max (3.81m max x 3.02m max)



BEDROOM TWO

11'11 max x 10'4 max (3.63m max x 3.15m max)



BEDROOM THREE

9'6 max x 9'4 max (2.90m max x 2.84m max)



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.



BATHROOM

Spacious bathroom suite with low-level WC, pedestal handbasin, tiled bath, shower cubicle with overhead shower attachment and tiled from floor to ceiling



OUTSIDE

The west facing rear garden is quite the sun trap. It is mainly laid to lawn and enclosed by timber fencing with a raised decking area ideal for relaxing or entertaining guests throughout the summer. There is a gate to the rear car park where there is the option of a monthly garage hire

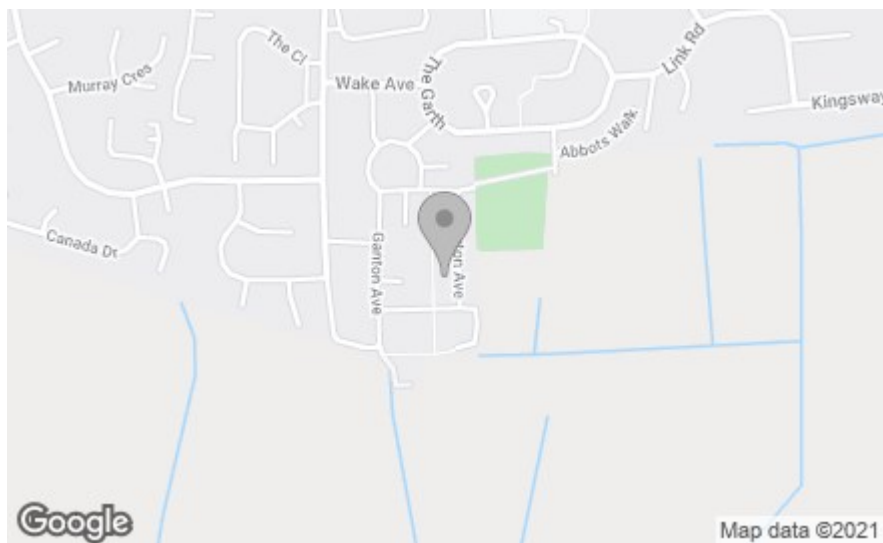


GROUND FLOOR



1ST FLOOR

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
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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC