SYMONDS + GREENHAM

Estate and Letting Agents









6 Canongate, Cottingham, Yorkshire HU16 4DG
£249,950

BEAUTIFULLY PRESENTED AND READY TO MOVE INTO, THIS THREE-BEDROOM SEMI-DETACHED HOME COMBINES A STUNNING OPEN-PLAN KITCHEN DINER, COSY LOG BURNER, WEST-FACING GARDEN, AND GARAGE, ALL JUST A SHORT STROLL FROM COTTINGHAM VILLAGE CENTRE.

Nestled in the heart of Cottingham, this charming three-bedroom semi-detached house presents an exceptional opportunity for family living. With its prime location just a short stroll from the village centre, residents will enjoy easy access to a delightful array of shops, cafés, restaurants, and schools.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, featuring a delightful log-burning stove, perfect for cosy evenings. The heart of the home is undoubtedly the impressive open-plan kitchen and dining area, designed with contemporary high-gloss units and generous worktop space. The central breakfast island enhances the functionality of this sociable space, which flows seamlessly into the dining area. French doors open onto the west-facing rear garden, inviting natural light and providing a picturesque view of the outdoor space. Upstairs, the property features three well-proportioned bedrooms, including two comfortable doubles and a versatile third room, ideal for a nursery, child's room, or home office. These rooms are served by a modern family bathroom, complete with both a separate shower enclosure and a bath, catering to all family needs.

The private rear garden is a true highlight, offering a generous lawn complemented by a timber decked seating area, perfect for outdoor dining and relaxation. The west-facing aspect ensures that you can bask in the afternoon and evening sunshine, while the pleasant open outlook beyond the garden boundary enhances the sense of space and privacy. Additional features include off street parking and a garage, providing ample storage or secure parking options. This thoughtfully maintained home is ready for its next owners to move straight in and enjoy from day one

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

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band "C"

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.

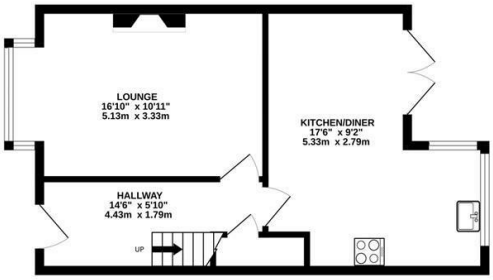
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

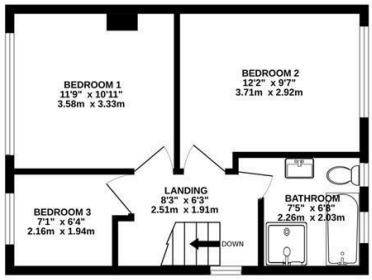
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

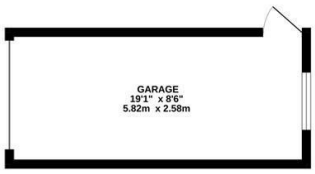
GROUND FLOOR



1ST FLOOR

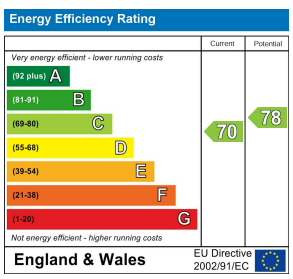


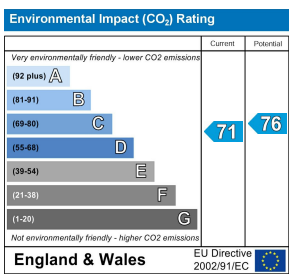
GARAGE



TOTAL FLOOR AREA : 1028sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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