



7 Brooklands Park, Cottingham, HU16 5DJ

**LEONARDS**  
SINCE 1884

- Three Good Sized Bedrooms
- Lounge & Dining Room
- EPC C
- AVAILABLE NOW

- Driveway For Several Cars
- Sought After Cottingham Location
- Viewings via Leonards on 01482 375212

- Garage
- Cul-De-Sac Location
- UNFURNISHED

Leonards are pleased to offer this spacious three bedroom semi-detached property in Cottingham to the market. The property offers three well-apportioned bedrooms, great living space with a Lounge, Dining Room and spacious Kitchen. Ample off street parking with space for several cars and a garage.

The house is located down a Cul-De-Sac and has close by shops, a short distance away from Cottingham Centre and in close proximity to Castle Hill Hospital.

The A164 is a short drive away, offering convenient commuting in and around the area, with local bus routes also available.

Contact Leonards today on 01482 375212 to discuss a viewing.

## £1,195 Per Calendar Month



**Front External**

To front of this home you will find ample parking for several cars as well as access to the garage, you will also find trees and lawn laid.

**Entrance Porch**

A small access area, ideal for the storage of shoes and coats.

**Entrance Hall**

Accessed via the porch you have the Hallway allowing access into the Lounge, Kitchen, staircase to the First Floor and under stairs cupboard. Radiator.

**Lounge**

The Lounge offers a great living space with a window to the front, feature fireplace with surround and access into the Dining Room. Radiator.

**Dining Room**

The Dining Room offers a great addition to the property with a good sized room, French doors to the rear, windows to the rear, access into the Kitchen and Lounge. Radiator,

**Kitchen**

This spacious Kitchen benefits from a range of wall and base units with contrasting work surfaces, tiled splashbacks, integrated hob, extraction hood, oven and grill. Windows to the side and rear elevation with access to a side porch allowing access to a ground floor w.c.. The kitchen can be accessed via the Hallway and Dining Room. Radiator.

**Side Porch**

Allowing access to side external door and w.c.

**W.C.**

Located on the ground floor offering a low flush w.c..

**Landing**

Allowing access into all three bedrooms and bathroom.

**Bedroom One**

A great sized bedroom with a window to the front, large wardrobe with sliding doors and radiator.

**Bedroom Two**

Another good sized bedroom with a window to the front, fixed wardrobes and mounted hand basin within the corner. Radiator.

**Bedroom Three**

A good sized third bedroom, the current occupier showing this by using the space with a single bed and desk. Window to the front and radiator.

**Bathroom**

A well spaced bathroom offering a bathtub with handles, overhead mixer shower, hand basin with unit, low flush w.c. with tiles to surround.

Frosted window to the front. Radiator.

**Loft Space**

Accessed via the landing offering an additional room for storage/ office etc.

**Rear Garden**

An amazing space to enjoy throughout the year with a large patio area and a large grassed area, allowing rear access into the garage, side access to the driveway. The garden has a range of shrubbery and flowerbeds with storage shed in the far corner.

**Viewings**

Strictly through the sole agents Leonards 01482 375212

**Tenure**

The tenure of this property is Freehold.

**Tenant Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number COH04500700. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

**Services**

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Free Lettings Market Appraisal/Valuation**

Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.

**Energy Performance Certificate**

The current energy rating on the property is C.





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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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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