

staniford grays



8 Muston Avenue, Cottingham, HU16 5HT

£79,950





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Cottingham, HU16 5HT

- WELL PRESENTED APARTMENT
- WALKING DISTANCE TO THE VILLAGE CENTRE
- PLEASANT CORNER POSITION
- READY TO MOVE IN
- VIEWING ADVISED
- AFFORDABLE COTTINGHAM LIVING
- BUILDING HAS ONLY 4 APARTMENTS
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS
- NO ONWARD CHAIN

AFFORDABLE APARTMENT OPPORTUNITY IN READY TO MOVE IN CONDITION.

Ideally suited for investors, downsizers and first time buyers with the benefit of no onward chain. Having been well presented following a programme of continued improvement with further scope for personalisation. The apartment building services just 4 individual apartments all within walking distance of Cottingham centre and benefitting from all the convenience this location can bring.

The convenient living space comprises: ground floor communal access to first floor level, Entrance Hallway, Lounge/Dining Room, Kitchen, Bedroom and Bathroom.

Communal gardens feature to both the front and side and rear with ample on street parking available.

Apartments offering this level of convenience and price point are a rare product to source within the village and historically have secured good levels of initial interest.

Contact Staniford Grays to confirm your viewing today.



£79,950



Being conveniently positioned within walking distance of Cottingham village centre, forming part of a block of four apartments in a residential street scene position, boasting a corner plot and being offset from the roadside, with Privet hedging to the front perimeter boundary, laid to lawn grass, extending around to a communal courtyard to the rear. Access is granted to the building via a main entrance and walkway, with secure intercom access also.

COMMUNAL ENTRANCE HALLWAY

Provides staircase approach to first floor level, serving two first floor apartments including the subject dwelling, with uPVC double glazed window to frontage.

ENTRANCE HALLWAY

Access via privacy glazed entrance door, opening into a reception hallway with generous storage cupboard. The hallway provides access to a reception room and bedroom accommodation.

RECEPTION LOUNGE

12'2" x 11'1" (3.71 x 3.39)

With uPVC double glazed window to rear, laminate to floor covering, a central focal point is provided via a gas fire insert with traditional hearth and surround, all in a neutral finish and being smartly appointed throughout.

KITCHEN

9'1" x 8'7" (2.77 x 2.64)

With uPVC double glazed window to rear, fitted with a range of wall and base units with contrasting work surfaces over, tiling to splashbacks, pantry style storage recess, inset circular sink and drainer with mixer tap, vinyl cushioned flooring, space for a number of low level white goods including space and plumbing for washing machine, cooker and fridge freezer.

BEDROOM

12'3" x 10'4" (3.75 x 3.16)

With uPVC double glazed window providing a pleasant outlook over the main street scene, of double bedroom proportions, fitted storage cupboards and locker storage over, additional space for freestanding bedroom furniture.

BATHROOM

5'6" x 5'10" (1.70 x 1.79)

With uPVC double glazed privacy window, panelled bath with electric showerhead and console over, pedestal wash hand basin, low flush w.c, radiator, neutral tiling to splashbacks.



AGENTS NOTE

The property comes ready for immediate occupation, being smartly appointed throughout and suitable for a number of profiles including first time buyers, downsizers and investment landlords alike. The property is currently tenanted with vacant possession available upon completion, with viewing available through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

We understand the current E.R.Y.C council tax band is 'A'.

Leasehold details- We have been advised that there are 90 years remaining on the Lease and the annual Service Charge is £629.03, which includes the ground rent and buildings insurance also (information supplied August 2025, but subject to change).

TENURE

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- www.stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



86
42

Floor Plans



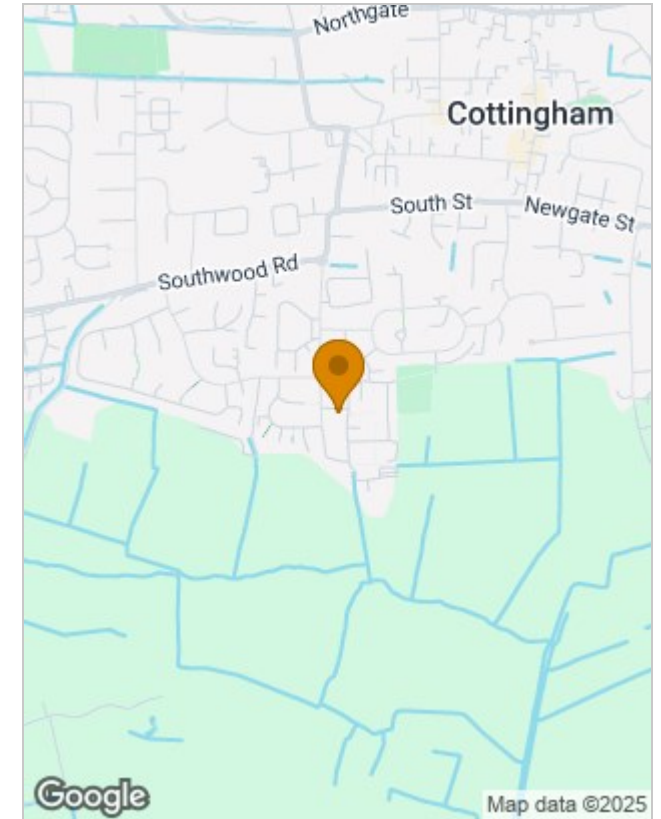
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE
 Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

