



Saners Close, East Riding of Yorkshire Asking Price £110,000





KEY FEATURES

- Superb First Floor Apartment
- Central Village Location
- Two Bedrooms
- Modern Kitchen
- Contemporary Bathroom
- Total Room Area 59 Square Metres
- Tenure Leasehold
- Council Tax Band A
- EPC Rating C



DESCRIPTION

This beautifully presented FIRST FLOOR APARTMENT is ideal for the FIRST TIME/ INVESTMENT BUYER as well as those looking to DOWNSIZE.

A communal entrance door provides secure entry access to the property with stairs leading up to the first floor.

The generously proportioned accommodation includes BREAKFAST KITCHEN and a modern SHOWER ROOM with shower cubicle and vanity unit incorporating the washbasin . and W.C. with concealed cistern. There is a light and airy LOUNGE and TWO DOUBLE BEDROOMS with built in storage cupboards.

Outside there are COMMUNAL GARDENS to front and rear.

For sale with NO ONWARD CHAIN, VIEWING RECOMMENDED!

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region\'s motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

Directions

From Lovelle Estate Agency on King Street, Cottingham head south towards Hallgate. Turn right onto South Street B1233. Turn left onto Oakdene then continue to the right onto Link Road and Saner Close is on the left hand side. The property can be identified by our 'For Sale' board.





PARTICULARS OF SALE

Communal Entrance

A ramp providing wheel chair access to the front entrance door with secure entry system provides access to the communal staircase.

Entrance & Hallway

A composite door opens into the hallway with doors to the accommodation.

Lounge

3.65 x 3.18

A light and airy lounge with double glazed window to front elevation. Feature fireplace with contemporary wall mounted electric fire. Useful storage cupboards and central heating radiator.

Breakfast Kitchen

2.98 x 2.89

The kitchen has a range of fitted units to base and walls with contrasting work surface. Space for automatic washing machine, fridge freezer and cooker. Room for drop leaf table with chairs. Double glazed window and central heating radiator.

Bedroom One

4.43 x 2.76 measured at widest points

A double bedroom with double glazed window, central heating radiator and useful storage cupboards.

Bedroom Two / Study

2.74 x 1.55

A further double bedroom, currently used as the study with double glazed window, central heating radiator and useful storage cupboard.

Shower Room

2.22 x 1.66

Tiled shower room with shower cubicle and vanity unit housing the wash basin and concealed cistern W.C. Double glazed obscure window and radiator.



Communal Gardens

Attractive foliage and shrubbery to the front of the property with lawned communal gardens that wrap around the apartments.

Leasehold and Service Charges

The property is leasehold with approximately 118 years remaining. Annual service charge (variable) In 2023 payment of £450.30 per annum paid to ERYC

TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

£450.30 PER ANNUM
(variable)

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 8.8 sq. metres (95.1 sq. feet)



Total area: approx. 8.8 sq. metres (95.1 sq. feet)

