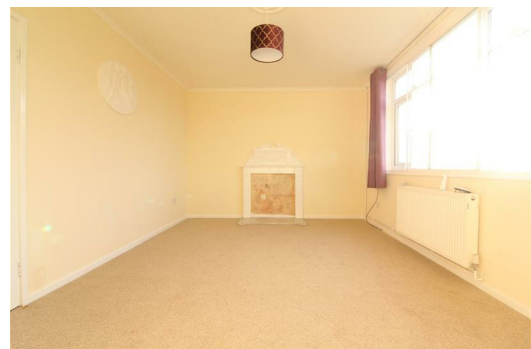
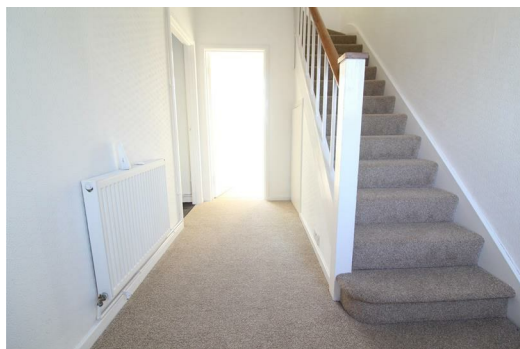




SYMONDS + GREENHAM

Estate and Letting Agents



52 King Street, Cottingham, Yorkshire HU16 5QE **Offers in the region of £97,000**

DUPLEX APARTMENT - TWO DOUBLE BEDROOMS - ALLOCATED PARKING - SOUGHT AFTER COTTINGHAM LOCATION

This two bedroom apartment is situated in the heart of Cottingham, a stones throw away from a host of local amenities including supermarkets, restaurants and public houses. The apartment benefits from allocated off-street parking and briefly comprises entrance hall, living room, kitchen, two double bedrooms and a family bathroom.

DON'T MISS OUT ON THIS FANTASTIC INVESTMENT OPPORTUNITY...ENQUIRE ASAP!!

FIRST FLOOR

ENTRANCE HALL

with stairs to first floor, door to kitchen and door to...



LIVING ROOM

17'3 max x 11'6 max (5.26m max x 3.51m max)
with under-stairs cupboard



KITCHEN

11'4 max x 9'10 max (3.45m max x 3.00m max)
with a range of eye level and base level units with
complimenting work surfaces, sink and drainer unit and
plumbing for automatic washing machine.



SECOND FLOOR

BEDROOM 1

17'7 max x 11'4 max (5.36m max x 3.45m max)



BEDROOM 2

11'7 max x 10'6 max (3.53m max x 3.20m max)



BATHROOM

with low level WC, pedestal hand basin and panelled bath with
over head shower attachment, tiled to splash back areas.



OUTSIDE

The property benefits from an allocated parking space to the
rear of the property.

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

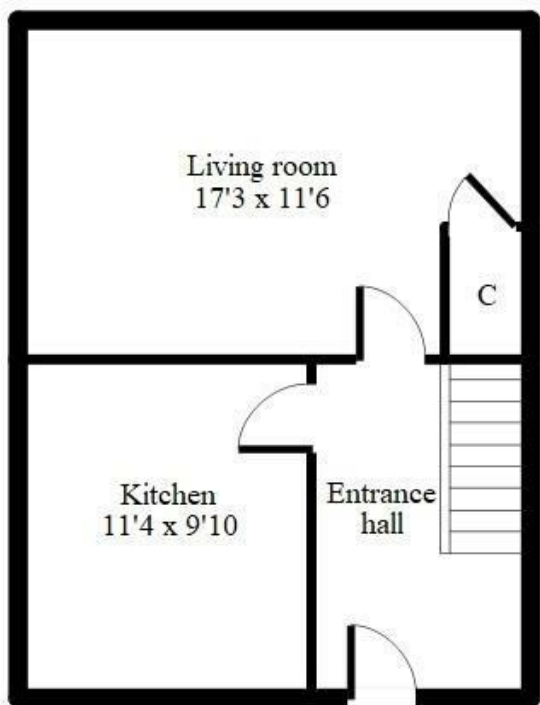
The property has the benefit of gas central heating (not tested).

VIEWINGS

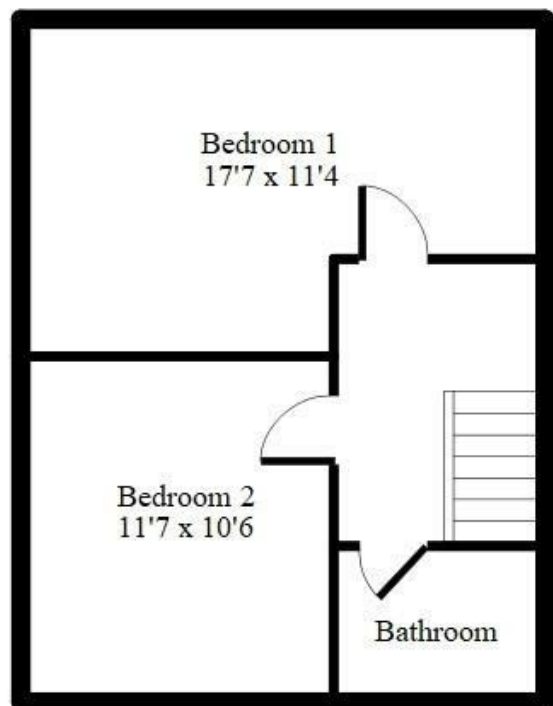
Please contact Symonds + Greenham on 01482 444200 to
arrange a viewing on this property.

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.



First floor



Second floor

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	

