



QUICK & CLARKE
The Property Specialists

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3 New Finkle Court, Cottingham HU16 4AW
Guide Price £99,950

- New carpets and decoration
- Modern kitchen and shower room
- Dedicated first floor access
- No onward chain
- Central Cottingham location
- Light and bright ambience
- Cul-de-sac position
- Communal parking
- Council tax band B
- EPC rating C

Modernised, refurbished and situated in a fabulous, quiet cul-de-sac of similar properties very close to the amenities of the village centre. Benefiting from new floor coverings and with a modern kitchen and shower room, this first floor apartment is deceptively spacious and has a superb light and bright feel which should appeal to all buyers.

LOCATION

New Finkle Court is located on the north side of Finkle Street close to the amenities of the village centre. Situated at the head of the cul-de-sac surrounded by established communal gardens, the peaceful ambience of the location belies its position close to the village centre.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

A dedicated entrance with a modern uPVC glass panelled door opening into entrance hall with new floor covering and stairs to the first floor accommodation which is newly carpeted.

LIVING ROOM

13'6 x 12'8 (4.11m x 3.86m)
A well-proportioned room offering flexibility of layout having space for both living and dining furniture. Large bay window to the front elevation, the focal point of the room being a contemporary styled light wood fireplace housing an electric fire.

KITCHEN

9'5 x 8'4 (2.87m x 2.54m)
A modern style fitted kitchen with high gloss wall and base storage units, ceramic tiled splashbacks and laminate worksurfaces. inset composite sink and drainer, wall-mounted Ideal Standard gas boiler. Slide-out space for oven and hob, washing machine and fridge freezer. Window to the front elevation.

BEDROOM

12'2 x 9'2 (3.71m x 2.79m)
A double bedroom with attractive arched window and a range of fitted wardrobes including drawer units.

SHOWER ROOM

6'3 x 5'5 (1.91m x 1.65m)
Modern three piece sanitary suite comprising close coupled WC, pedestal wash basin and corner shower enclosure with electric shower. Fully tiled walls, window to the rear elevation and chrome heated towel rail.

OUTSIDE & PARKING

The property is situated at the head of the cul-de-sac forming New Finkle Court. The apartment looks out over well-maintained and established gardens with communal parking close to the access from Finkle Street.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

The tenure of the property to be Leasehold (details will be confirmed by the vendor's solicitor). The lease has 959 years remaining. The service charge is £93.32 per month. Ground rent is £25 per annum. The management company is Pure Block Management.

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide

you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

FIRST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix 02/04