



QUICK & CLARKE
The Property Specialists

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7 Cherry Garth, Beck Bank, Cottingham HU16 4LH
£119,950

- GROUND floor apartment
- NO CHAIN!
- Close to Village centre
- Two Bedrooms
- Modern Bathroom
- Good size Lounge/Dining Room
- Fitted Kitchen
- Residents' parking
- Southerly aspect
- EPC: C

Enjoying a prime location within ease of reach of the station and the village centre, we are delighted to present to the market this well presented GROUND floor apartment. The property overlooks Lynngarth Avenue with a Southerly aspect and is presented to the market with no chain! Enjoying courtyard residents' parking and security entry the apartment has recently installed uPVC double glazing and benefits from gas central heating. An Entrance Hallway has a good size cupboard, Spacious Lounge/Dining Room, Kitchen, TWO Double Bedrooms and a Modern Bathroom. Whether you are looking for a first time purchase or retirement property this property truly ticks all the boxes. Viewing is a must as this property will attract a lot of interest!

LOCATION

Beck Bank is within walking distance of the village centre of Cottingham.

Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A door with phone entry system leads into:

ENTRANCE HALLWAY

Good size storage cupboard.

LOUNGE/DINING ROOM

18'4" x 11'4" (5.59m x 3.45m)
Two uPVC double glazed windows to the front elevation and TV aerial point.

KITCHEN

11'5" x 7'11" (3.48m x 2.41m)
uPVC double glazed window to the rear elevation, fitted base and wall cupboards with work surfaces and tile splashbacks, gas hob with electric oven, sink unit with drainer, space and plumbing for washing machine.

BEDROOM 1

13' x 11'5" (3.96m x 3.48m)
Two uPVC double glazed windows to the rear elevation.

BEDROOM 2

11'5" x 10'9" maximum (3.48m x 3.28m maximum)
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BATHROOM

6'6" x 6'5" (1.98m x 1.96m)
uPVC double glazed window to the rear elevation, three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath. Tiled to wet areas.

OUTSIDE

Residents have the use of a communal car park to the rear and there are attractive lawned gardens to the front of the property.

AGENT'S NOTE

We are advised that the maintenance charge is £850 pa which includes buildings insurance, cleaning and lighting in communal areas.

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

We believe the tenure of the property to be Leasehold (to be confirmed by the vendor's solicitor).

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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