



**Quick & Clarke**  
 PROPERTY SPECIALISTS

131 King Street, Cottingham,  
 East Riding of Yorkshire HU16 5QQ  
 Tel: 01482 844444 | Email: cottingham@qandc.net  
 www.quickclarke.co.uk



**26 Elm Tree Court, Cottingham HU16 5PZ**  
**Offers Over £120,000**

- Village centre location
- First floor apartment with its own private Entrance
- Well presented throughout
- Two bedrooms
- Bathroom
- Modern fitted kitchen
- Residents' car park
- Viewing an absolute must!
- EPC: C Council Tax: B

This well presented, ideally located, first floor apartment is one to most definitely add to your viewing list! A stone's throw from the village centre the accommodation enjoys private entrance, hallway, modern fitted kitchen with built in appliances, lounge with fireplace, Two good size bedrooms and house bathroom. There is the benefit of a residents' car park which is operated on a first come first served basis.

A great all round property to which an early viewing is a must!

#### LOCATION

The property is located on the south west side of King Street close to its junction with Newgate Street and a stone's throw away from Cottingham's market place. This fabulous position not only allows access to the amenities in the centre of the village which lie immediately adjacent to the property, but also to the railway station etc.

Cottingham is one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

A uPVC door with glazed inserts from the ground floor leads into a small entrance hallway with staircase leading up to the apartment.

#### ENTRANCE HALLWAY

#### LOUNGE

15'1" x 10'1" (4.60m x 3.07m)  
uPVC double glazed window to the front elevation, feature fireplace with electric flame fire and t.v. aerial point.

#### KITCHEN

13'1" x 7'6" (3.99m x 2.29m)  
uPVC double glazed window to the rear elevation. Modern fitted base and wall units in an ivory Shaker style with contrasting work surfaces and coordinated tiled splashbacks. Stainless steel sink unit with drainer and mixer tap. Space and plumbing for washing machine, integrated fridge, stainless steel electric oven with ceramic hob and stainless steel chimney extractor. Cupboard which houses gas central heating boiling and attractive wood laminate flooring flowing throughout the kitchen.

#### BEDROOM 1

16'4" x 10'1" (4.98m x 3.07m)  
uPVC double glazed French doors with Juliet style balcony.

#### BEDROOM 2

10'11" x 8'3" (3.33m x 2.51m)  
With uPVC double glazed window to the front elevation.

#### BATHROOM

Modern three piece suite in white with panelled bath, low level w.c. and pedestal hand wash basin. Tiled splashbacks to wet area and electric shower over bath.

#### EXTERNAL

Residents can use the resident car parking area which is operated on a first come, first served basis.

Directly behind the apartments is a small grassed area and storage area for wheelie bins and can provide a small communal seating area.

#### 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 (this will be confirmed by the vendor's solicitor).

£274 per quarter is payable for the maintenance charge which includes building insurance and external maintenance.

#### VIEWING

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

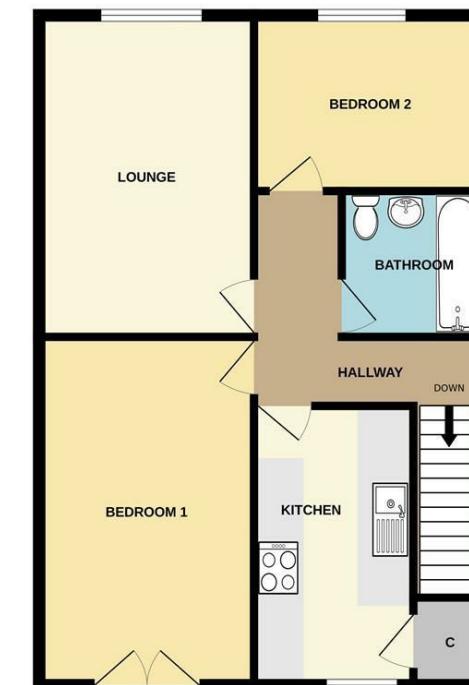
#### FINANCIAL SERVICES

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](mailto:cottingham@qandc.net)

1ST 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.

While 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 are not to be taken as a guarantee as to their quality or efficiency can be given. Made with floorplan 0225