



## 23 St. Marys Mount, Cottingham, Yorkshire, HU16 4LQ

- Three Bedroom First Floor Apartment
- No Forward Chain
- Apartment Lobby
- Lounge Diner
- Communal Gardens
- Close to the Railway Station
- Shared Main Entrance with Stairs
- Kitchen with Oven, Hob and Hood
- Three Bedrooms and Shower Room
- Part Electric Heating and Part Double Glazing

**Offers In The Region Of £90,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

# 23 St. Marys Mount, Cottingham, Yorkshire, HU16 4LQ

Nestled in the area of St. Marys Mount, Cottingham, being handily placed for access to the Railway Station this delightful first floor apartment offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals. The apartment features a spacious reception room, providing an inviting space for relaxation or entertaining guests.

The shower room is thoughtfully designed, ensuring both functionality and style. The layout of the apartment maximises space, creating a warm and welcoming atmosphere throughout.

Located in Cottingham, residents will enjoy easy access to local amenities, including shops, cafes, and parks, making it a good place to call home.

## Location

Located off Hallgate and Beck Bank the apartment is well placed for access into Cottingham village centre. Cottingham is a well regarded village within the East Riding of Yorkshire and is well served by a host of local amenities, two supermarkets and educational facilities.

## Ground Floor Shared Entrance

Ground floor shared entrance door provides access into this block of apartments. Stairs lead to the upper floor apartments.

## Lobby

Apartment entrance with storage cupboard and access into the rooms off.

## Kitchen

6'5" x 11'8" (1.973m x 3.576m)

Fitted with a range of base and wall unit, work surface with single drainer sink unit. Appliances of oven and hob, space for fridge/freezer and washing machine. Window.

## Lounge Diner

12'7" x 8'5" + 9'1" x 12'0" (3.860m x 2.583m + 2.786m x 3.663m)

Windows to the front and rear elevation and fire surround.

## Inner Hall

Access to rooms off and cupboard with hot water cylinder.

## Bedroom One

8'11" x 12'3" (2.723m x 3.754m)

Window.

## Bedroom Two

6'10" x 9'4" (2.084m x 2.847m)

Window.

## Bedroom Three

7'11" x 7'9" (2.421m x 2.363m)

Window.

## Shower Room

7'10" x 4'6" (2.395m x 1.396m)

Suite of step in shower with electric shower unit, vanity unit with wash hand basin and WC. Part tiled walls and window.

## Outside

There are communal gardens and a parking area.

## Energy Performance Certificate

The current energy rating on the property is C (79).



### Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number COH462023000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Services

The mains services of water and electric are connected. None of the services or appliances including fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Leasehold on a 125 year from 1st January 1987. Service charge is currently £50 per month. This includes buildings insurance and maintenance/repair and improvement of communal structure and services (intercom etc). Ground rent is nil/collected within service charge.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

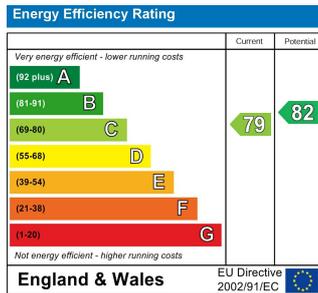
### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.