



Inglemire Lane, Cottingham HU16 4PB

welcome to

Inglemire Lane, Cottingham

One bedroom flat that is well presented, move in ready and close to Cottingham Centre, local shops and great bus routes to Hull City Centre.



Lounge

10' 10" x 15' 7" (3.30m x 4.75m)

With an electric fire on chimney breast, a radiator and a double glazed window to the front.

Kitchen

9' 1" x 7' 8" (2.77m x 2.34m)

Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, an integrated fridge freezer, a radiator and a double glazed window to the side.

Bedroom 1

9' 4" x 9' 2" (2.84m x 2.79m)

With a fitted wardrobe with sliding mirrored doors, a radiator and a double glazed window to the rear.

Bathroom

A contemporary bathroom with a W/C, a vanity wash hand basin, a bath with shower over, a ladder radiator, tiling to the walls and around the bath and a double glazed window to the side.

Front Garden

A low maintenance gravel driveway with a brick wall to the front and side. There is also an outdoor bin storage area.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Inglemire Lane, Cottingham

- WELL PRESENTED FLAT
- MODERN KITCHEN AND BATHROOM
- DRIVEWAY
- IDEAL LOCATION
- CLOSE TO COTTINGHAM CENTRE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 300.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Oct 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120749 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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