



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**HEATING & INSULATION**  
The property has gas-fired central heating and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

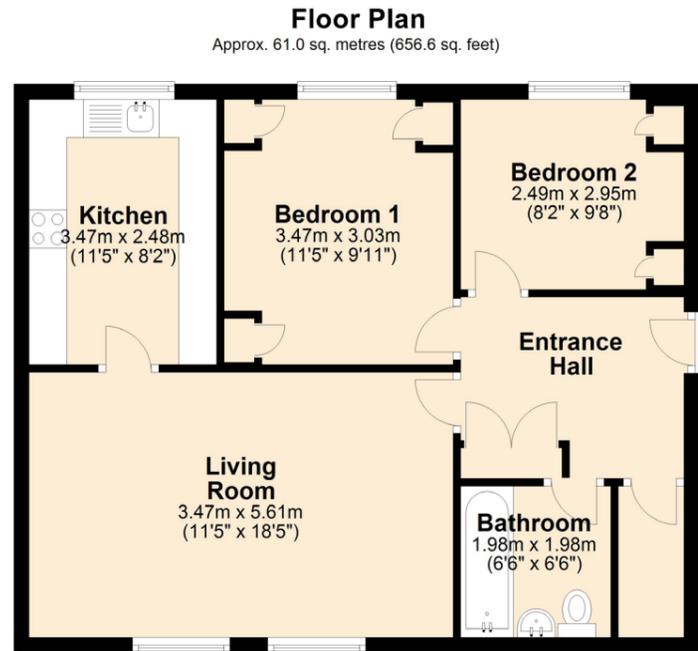
**TENURE**  
The property is held under leasehold title. The current lease has approx. 84 years to run with a current ground rent of £10 per annum. Please refer to the sole agents for service charge details. With vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B'.

**VIEWING**  
Strictly by appointment with the sole agent's Beverley office on (01482) 866844.

**£110,000**

**3 Cherry Garth,  
Beck Bank,  
Cottingham**



Total area: approx. 61.0 sq. metres (656.6 sq. feet)

12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



**LOCATION**

Cherry Garth occupies a prominent location on the corner of Beck Bank and Lyngarth Avenue in the East Yorkshire village of Cottingham. Cottingham railway station is located just a short distance away providing connections to central Hull, Beverley and Bridlington. A little to the west is the centre of Cottingham with its extensive range of shops and local amenities. The location provides good access to Hull and wider East Yorkshire.

Bathroom - a three piece suite in white comprising a panelled bath with electric shower over, low flush WC and wash-hand basin. Window.

Parking - Each flat has the right to use one parking space in the inner courtyard and there are two visitors' parking spaces in front of the entrance to the car park.

**ACCOMMODATION**

Communal entrance door, hall and stairs.

Entrance Hall - a spacious hall with generous built-in cupboard.

Living Room - a good sized room with a fireplace and two windows on the west facing aspect.

Kitchen - a good sized kitchen for a flat comprising a washing machine and a range of fitted units including an electric oven, hob, sink and drainer. Window.

Bedroom 1 - a double bedroom with a range of fitted wardrobes, cupboards and bedside tables. Window.

Bedroom 2 - a single bedroom with a range of fitted wardrobes, cupboards and bedside table.



**3 Cherry Garth, Beck Bank, Cottingham, HU16 4LH**

A great opportunity to acquire an appealing 2 bedroom 1st floor flat in this smaller and sought after development in Cottingham. The flat offers a spacious living room and generous bedroom accommodation. It is located in a sought after residential area and as there is no forward chain an early viewing is highly recommended.

Cherry Garth is a development built in the mid 1980s on the site of an older and prominent house in the area. The 1st floor property benefits from gas fired central heating and uPVC double glazing. The accommodation comprises: a spacious Entrance Hall with useful built-in cupboard, a spacious 18'5" Living Room with two windows, a generous fitted Kitchen, a double Bedroom with fitted wardrobes, a good sized single Bedroom with fitted wardrobes and a Bathroom. There is parking available within the inner courtyard.

A really lovely property that will appeal to investors or owner occupiers with no forward chain and an early viewing is highly recommended.

