Whitakers
Estate Agents









24 Elm Tree Court, Cottingham, HU16 5PZ

£122,500

** NO ONWARD CHAIN **

Introducing this first floor apartment, situated on a highly sought-after position within the village of Cottingham which is prized for its convenient access to transport links and close proximity to the heart of the historic village centre. The new owner will benefit from an excellent selection of pubs, shops, and dining establishments, all set within the charm and character of this picturesque village setting.

To access the building, the resident enters through a communal entrance that leads to the first floor. Upon entering through the private entrance door to the apartment, the resident is greeted by a welcoming entrance hall, with built in storage, that follows to : a spacious lounge, separate dining room that could be used as an additional bedroom, fitted kitchen, bedroom, and a shower room.

The residence also benefits from having off-street parking, accessed via a gated courtyard.

The accommodation comprises

Hall
Private wooden door, central heating radiator, built-in storage cupboard, and carpeted flooring.

Lounge 16'2" x 8'7" (4.93 x 2.64)



UPVC double glazed window, central heating radiator, storage heater, and carpeted flooring.

Dining room / Bedroom two 13'5" x 10'4" (4.10 x 3.15)





UPVC double glazed window, central heating radiator, and wooden flooring.

Kitchen 10'4" x 9'8" (3.16 x 2.97)



UPVC double glazed window, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback panelling above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Bedroom one 16'4" x 8'7" (4.99 x 2.64)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Shower room



Central heating radiator, and panelled to splashback areas with tile effect laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Extermal



Externally, the development occupies a highly sought-after position within the village of Cottingham, prized for its convenient access to transport links and close proximity to the heart of the historic village centre. The new owner will

benefit from an excellent selection of pubs, shops, and dining establishments, all set within the charm and character of this picturesque village setting.

Parking



The residence also benefits from having off-street parking, accessed via a gated courtyard.

Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - COH128024000
Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 24 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

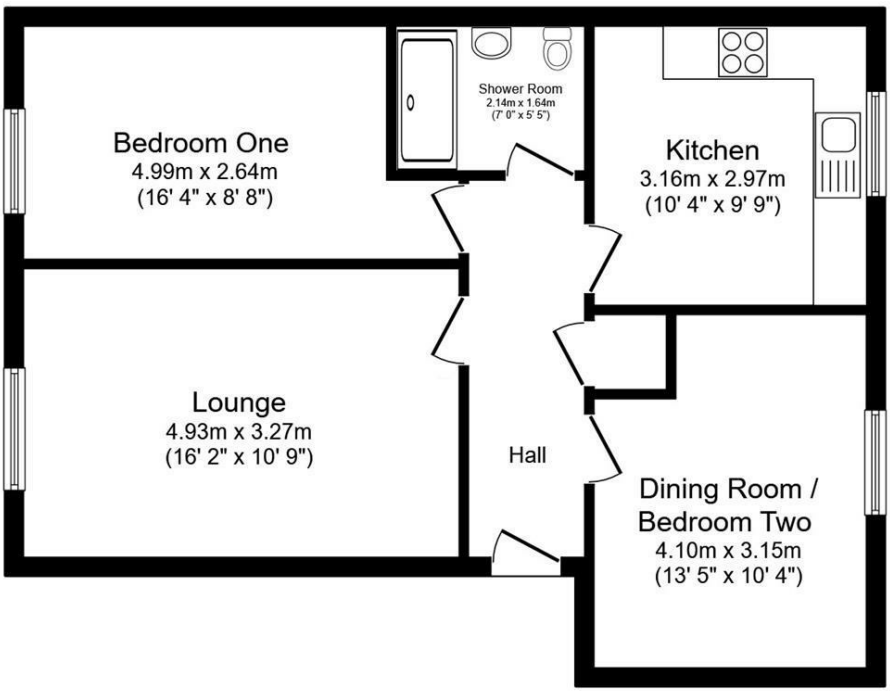
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Service Charge

There is an annual service charge of £800.00 approx, which covers cleaning & maintenance of communal areas, grounds, roof, windows
building insurance

Floor Plan



Floor Plan

Floor area 61.2 sq.m. (658 sq.ft.)

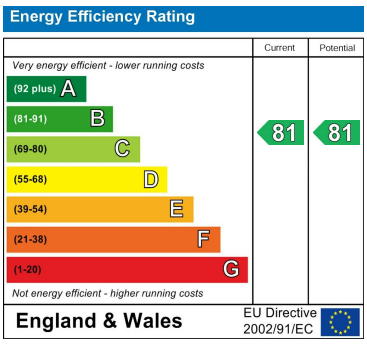
Total floor area: 61.2 sq.m. (658 sq.ft.)

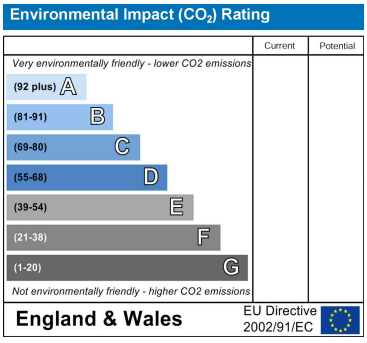
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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