Whitakers
Estate Agents









11 St. Marys Mount, Cottingham, HU16 4LQ

Guide price £110,000

Whitakers Estate Agents are pleased to introduce this two-bedroom second-floor apartment, situated within an established residential development in the heart of Cottingham. Ideally positioned to enjoy the village's excellent range of shops, cafés and everyday amenities, the property is also conveniently located near Cottingham railway station, providing easy access to Hull and surrounding areas.

Accessed via a secure communal entrance and staircase, the apartment benefits from a private storage room off the second-floor landing. Internally, the accommodation opens into a welcoming entrance hallway, leading through to a spacious open-plan lounge and dining room, offering a comfortable setting for everyday living and entertaining. A separate fitted kitchen provides ample cupboard and worktop space, along with plumbing for laundry appliances.

The accommodation continues with two bedrooms, including a principal bedroom with a built-in wardrobe, whilst the second bedroom offers versatility for guests or those requiring a home office. A bathroom fitted with a three-piece suite, including a shower over the bath, completes the interior.

Externally, the development is set within attractive communal grounds, providing a pleasant setting whilst remaining within easy reach of Cottingham's amenities and transport connections.

Offering a practical and well-proportioned home in a convenient village location, this apartment presents an appealing opportunity for first-time buyers, downsizers and investors alike. Internal viewing is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Ground floor

Communal entrance
Secure entrance door with fixed staircase, and carpeted flooring.

Second floor

Communal landing
UPVC double glazed window, and carpeted flooring. Private storage room belonging to the apartment, and leading to :

Private hallway
Wooden door, electric radiator, intercom system, built-in storage cupboards, and laminate flooring. Leading to :

Open plan lounge / dining room 13'3" x 20'5" maximum (4.04 x 6.24 maximum)



Lounge



UPVC double glazed window, wall-mounted electric heater, and carpeted flooring.

Dining room



Feature window, wall-mounted electric heater, and carpeted flooring.

Kitchen 6'4" x 8'11" (1.94 x 2.74)



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and plumbing for a washer and dryer.

Bedroom one 6'11" x 11'5" (2.12 x 3.48)





UPVC double glazed window, built-in wardrobe, wall-mounted electric heater, and carpeted flooring.

Bedroom two 6'7" x 11'3" (2.02 x 3.45)



UPVC double glazed window, wall-mounted electric heater, and carpeted flooring.

Bathroom



Fully tiled with vinyl flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

External

The apartment complex is established on a plot within the centre of Cottingham, conveniently placed to enjoy close proximity to the abundance of local amenities the village is renowned for and also benefitting from being next to the train station and other highly accessible transport links that provide routes to the Hull City Centre / surrounding villages and Castle Hill Hospital.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - COH462011000
Council Tax band - A

EPC rating

EPC rating - E

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Service Charge
There is a service charge of £50.00 pcm as of October 2026.

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 Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

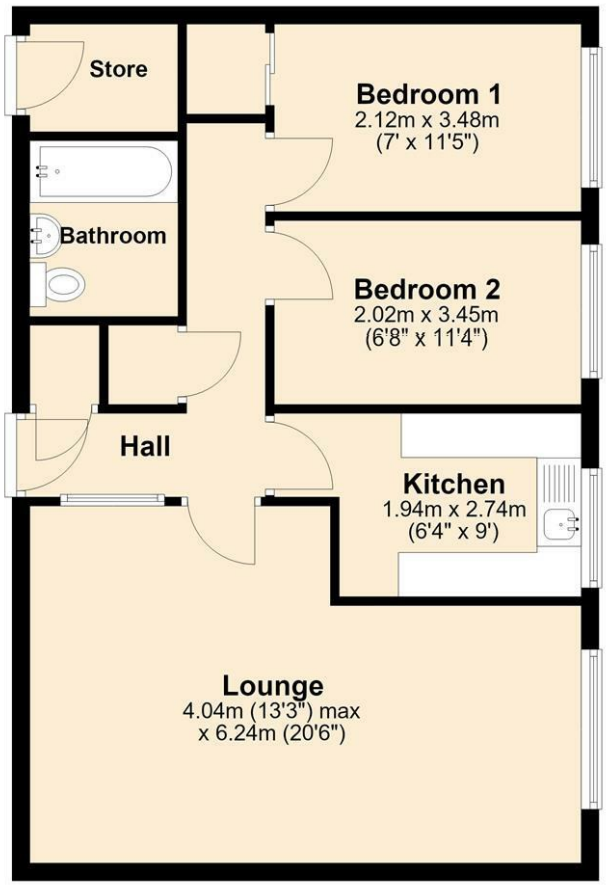
Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

Ground Floor

Approx. 58.8 sq. metres (632.8 sq. feet)

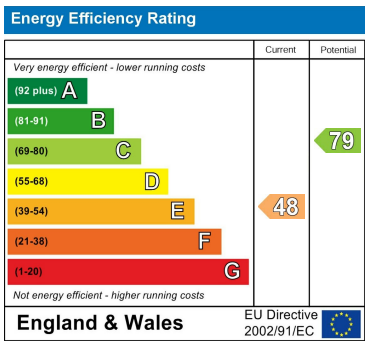


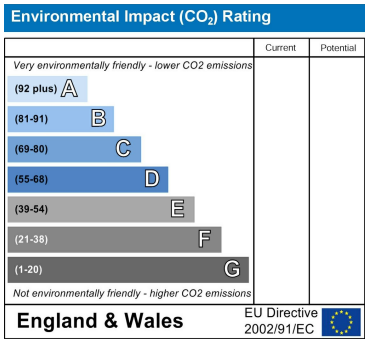
Total area: approx. 58.8 sq. metres (632.8 sq. feet)

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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