



4, Chelsea Court, Cottingham, East Yorkshire, HU16 5DU

- Two Bedroom Ground Floor Apartment
- No Forward Chain
- Rear Facing Lounge
- Two Bedrooms
- Majority Double Glazing
- Requires Improvements and Updating
- Entrance Hall
- Kitchen
- Bathroom
- Gas Fired Central Heating System

Offers In The Region Of £85,000



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Purpose built ground floor apartment located in the popular village of Cottingham. With no chain involved in the sale, gas central heating and double glazed windows and patio door. The accommodation includes an entrance hall, good size lounge with patio door, kitchen with oven and hob and gas central heating boiler, bathroom and two bedrooms - both with wardrobes. Externally there are communal gardens. Viewing via Leonards.

Location

Chelsea Court is just off Murray Crescent which in turn is off Burton Road within the popular village of Cottingham which lies approximately 5 miles to the north west of the centre of Hull. Good road connections are available as the Humber Bridge northern approach road runs to the west of the village linking the historic town of Beverley with the Humber Bridge and the regions' motorway network.

Entrance Hall

Main single glazed entrance door provides access into the property. Cupboard. Access to rooms off.

Lounge

10'5" extends to 12'5" x 14'11" (3.184m extends to 3.809m x 4.551m)

Patio door to the rear elevation. Fire surround. Storage cupboard.

Kitchen

13' x 6' 9" (3.96m x 2.06m)

Fitted with a range of base and wall units. Work surfaces with sink unit. Space for appliances. Window to the front elevation.

Bedroom One

11' 4" x 10' 4" (3.45m x 3.15m)

Window to the rear elevation. Wardrobes. Radiator.

Bedroom Two

7' 2" x 9' 2" (2.18m x 2.79m)

Window to the front elevation. Wardrobe. Radiator.

Bathroom

6' 2" x 6' 8" (1.88m x 2.03m)

Suite of bath with shower over with screen. Wash hand basin. WC. Window to the side elevation. Part tiled walls. Towel type radiator.

Outside

Communal gardens.

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.

Energy Performance Certificate

The current energy rating on the property is C (73).

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

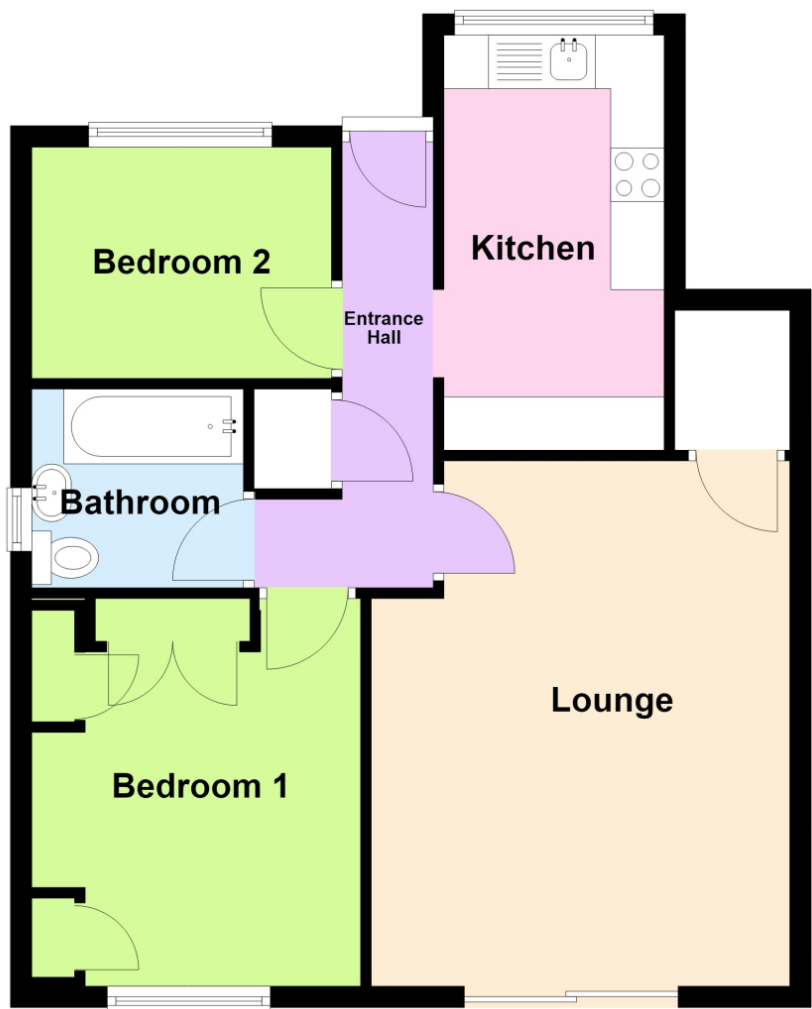
From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number COH074004000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

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.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Chelsea Court, Cottingham

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