Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke
PROPERTY SPECIALISTS

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32 Elm Tree Court, Cottingham HU16 5PZ

£127,500

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- Second floor apartment
- Central village location; Close to local amenities
- No onward chain
- Residents' car park
- Double glazing throughout
- Spacious lounge area
- Modern breakfast kitchen
- Two comfortable bedrooms
- Contemporary bathroom
- EPC Rating: D. Council Tax Band: B

Nestled in the heart of Cottingham, Elm Tree Court presents a splendid opportunity to acquire a beautifully presented, refurbished, second floor apartment. This two-bedroom residence is perfect for a variety of buyers, whether you are a first-time buyer, an investor seeking a prime property, or someone looking to downsize in a vibrant community.

Upon entering, you are welcomed by a bright and airy entrance hallway that leads to a spacious lounge, complete with a charming picture window that invites natural light to fill the room. The contemporary breakfast kitchen is equipped with a range of built-in appliances, making it both stylish and functional for everyday living. The flat boasts two well-proportioned bedrooms, providing ample space for relaxation, alongside a modern bathroom that adds to the overall appeal of the property.

With the added benefits of heating and double glazing, this home ensures comfort throughout the seasons. The property is offered with no onward chain, allowing for a smooth and hassle-free transition for the new owner.

Step outside, and you will find yourself in a lively village setting, rich with amenities and facilities that cater to all your needs. The residents' car park adds convenience, making this flat not only a delightful home but also a practical choice for those who value accessibility.

This exceptional property is truly ready to move into, making it an ideal choice for anyone looking to embrace a new lifestyle in a central location. Do not miss the chance to make this charming flat your next home.

LOCATION

The property is located on the south west side of King Street close to its junction with Newgate Street and a stone's throw away from Cottingham's market place. This fabulous position not only allows access to the amenities in the centre of the village which lie immediately adjacent to the property, but also to the railway station etc.

Cottingham is one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

COMMUNAL LANDING (SECOND FLOOR)

A door leads into:

ENTRANCE HALLWAY

Useful storage cupboard. Wood laminate flooring.

LOUNGE

16'4" x 10'9" (4.98m x 3.28m)
uPVC double glazed picture window overlooking the parking courtyard, attractive wood laminate flooring flowing throughout and TV aerial point. Wood laminate flooring.

BREAKFAST KITCHEN

10'4" x 9'9" (3.15m x 2.97m)
uPVC double glazed window to the front elevation, an extensive range of contemporary white gloss base and wall units with work surfaces and uplifts, induction hob with single electric fan oven, integrated fridge, integrated freezer and integrated washing machine. Attractive wood laminate flooring throughout and cupboard housing the gas central heating boiler. Wood laminate flooring. Breakfast Bar.

BEDROOM 1

10'8"x 10'4" (3.25mx 3.15m)
uPVC double glazed window to the front elevation and recessed slide robes providing hanging and storage facilities.

BEDROOM 2

16'4" decreasing to 13'5" x 8'5" maximum (4.98m decreasing to 4.09m x 2.57m maximum)
uPVC double glazed window to the rear elevation.

BATHROOM

7'3"x 5'5" (2.21mx 1.65m)
With a superb contemporary three piece white suite comprising panelled bath with gravity and thermostat shower over and shower screen, pedestal wash hand basin and low level w.c., fully tiled walls and matching tiled flooring, extractor and towel radiator.

OUTSIDE

The property sits behind wrought iron gates and a driveway provides parking for residents on a first come first served basis.

Step outside onto King Street and you are directly in the centre of the village of Cottingham.

SERVICES

All mains services are available or connected to the property.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

HEATING

The property benefits from gas central heating. The boiler is located within a wall unit in the Kitchen.

TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor). We believe that the current costs for maintenance and ground rent are £289 per quarter. This includes building insurance and communal areas.

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

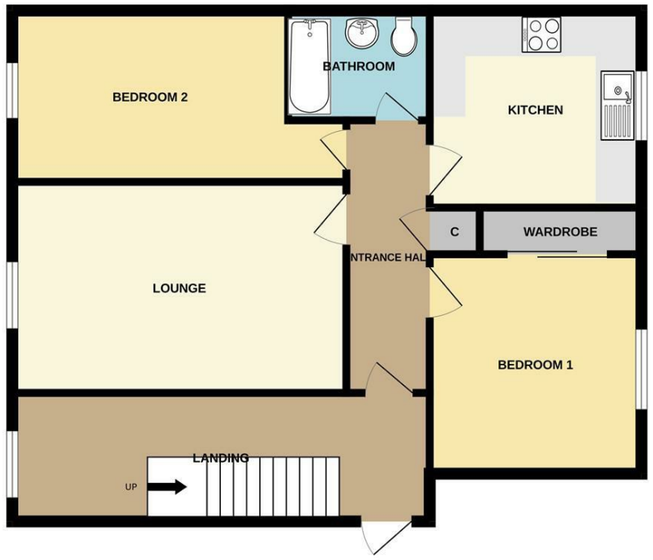
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

AGENTS NOTES

Vendor is happy for some furniture to be sold seperately. Please ask the Agent for more details.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.