



OFFERED TO THE MARKET WITH NO CHAIN!

Potential investment opportunity or ideal for first time buyers!

This second-floor apartment has gone through extensive modernisation and has been upgraded dramatically, including new carpets / vinyl flooring throughout. The now-modern property is centrally located within the popular residential village of Cottingham. Briefly comprising of entrance hall, generous living room with recessed fireplace and well-equipped kitchen, two large bedrooms both with storage and fully fitted bathroom. The property benefits from the allowance of the use for the communal gardens, allocated parking, garage and storage shed.

To arrange your appointment to view - contact us today 01482 662211

This property is Leasehold. East Riding of Yorkshire Council. Council Tax Band B.

**THE ACCOMMODATION COMPRISES:-****GROUND FLOOR****COMMUNAL ENTRANCE**

With front and rear access with staircase leading to each floor. Additional outhouse and large storage cupboard.

SECOND FLOOR**LANDING**

Generous landing with access to private entrance hall.

Storage Cupboards.

ENTRANCE HALL

UPVC front door leading into entrance hall providing storage cupboards and access to living room, bathroom and both bedrooms.

LIVING ROOM

4.11 x 5.11 (13'5" x 16'9")

Overlooking the grounds, large living room complete with recessed fireplace with floating wooden mantle above. Television point. Coving to ceiling. Access through to kitchen.

New carpet.

KITCHEN

3.06 x 2.72 (10'0" x 8'11")

Brand new, unused pale high gloss wall and base units with complementary worksurfaces extending into splashbacks for an ultra modern and clean feel. Fitted with integrated oven, ceramic hob and extractor above, stainless steel one and half bowl sink unit with drainer and mixer tap. Washing machine. Space for fridge/freezer. Coving to ceiling. New vinyl flooring.

MASTER BEDROOM

4.25 x 3.14 (13'11" x 10'3")

Generous bedroom to the rear aspect with fitted wardrobes with sliding doors.

New carpet.

BATHROOM

2.37 x 1.64 (7'9" x 5'4")

Newly fitted, three piece suite comprising of low level

WC, pedestal hand basin and panelled bath with electric shower over. Wet walling and new vinyl flooring. Privacy window to front aspect.

BEDROOM TWO

3.16 x 3.28 (10'4" x 10'9")

Generous bedroom to the front aspect with fitted storage cupboard..

New carpet.

EXTERNAL

The South Street development have the benefit of communal gardens for all residents. The property has allocated parking, garage and additional storage shed.

ADDITIONAL INFORMATION

The vendor has informed us that the property is leasehold with a share of the freehold and therefore is subject to a service charge of £157 per quarter.

SERVICES

Mains electricity, water and drainage are connected to the property.

APPLIANCES

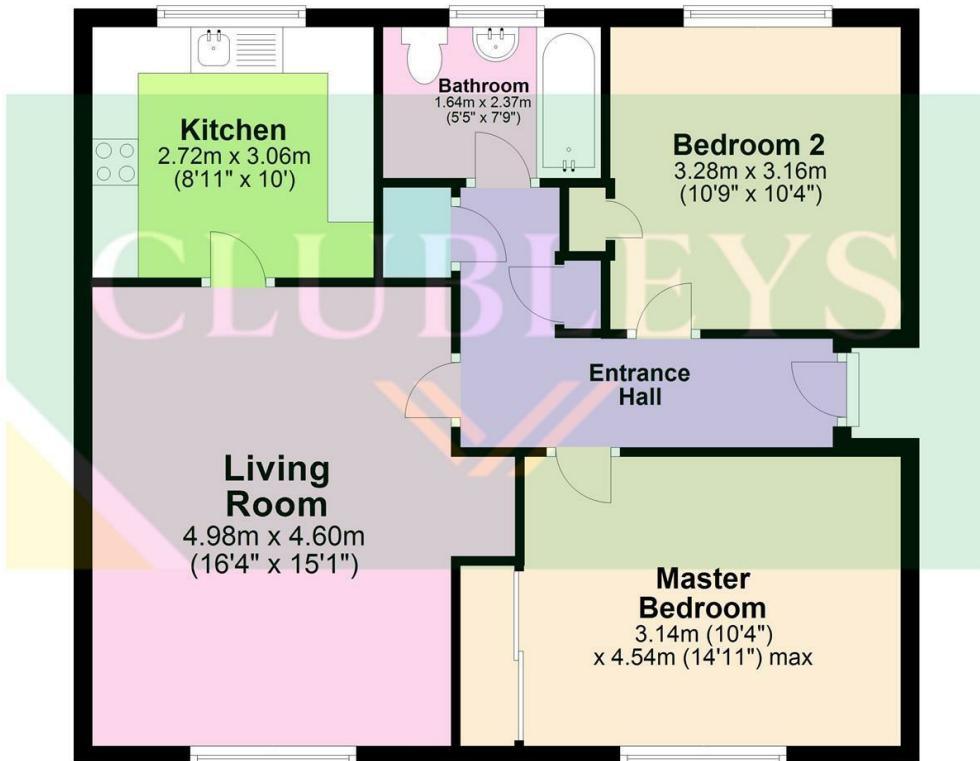
No appliances have been tested by the agents.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.