



**6 Lea Crescent, Cottingham HU16 5BX**  
**£95,000**

- First floor apartment
- No chain!
- Two double bedrooms
- Spacious lounge
- Good sized breakfast kitchen with balcony off
- Bathroom & sep WC
- Enclosed gardens
- So much scope on offer!
- Viewing a must!
- EPC :C

#### THE PROPERTY

Nestled off The Parkway and located in a popular residential area, presented to the market with no chain, this deceptively spacious first floor apartment enjoys uPVC double glazing. The aesthetically pleasing accommodation would benefit from cosmetic modernisation but offers so much scope. On entering the property there is an entrance lobby with staircase leading up to the apartment, landing area with good sized storage cupboard, lounge, breakfast kitchen with balcony off, two double bedrooms and a modern family bathroom. The property enjoys enclosed gardens to both the front and rear. This property would make an ideal first time buyer purchase or retirement apartment or indeed investment opportunity, offering space, versatility and a great location. Viewing is a must!

#### LOCATION

Lea Crescent is located off The Parkway in Cottingham, which lies within ease of reach of the village centre. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR ENTRANCE LOBBY

A door leads into entrance lobby with private staircase leading up to the apartment.

#### LANDING AREA

uPVC double glazed window to the front elevation and fitted storage cupboard.

#### LOUNGE

11'11" x 11'11" plus doorwell (3.63m x 3.63m plus doorwell)  
uPVC double glazed window to the front elevation, flame effect fire and TV aerial point. Wood laminate flooring.

#### BREAKFAST KITCHEN

16'6" x 11'9" (5.03m x 3.58m)  
uPVC double glazed window to the rear elevation. Fitted base cupboards with oak style fronts and worksurfaces, provision for electric cooking and central island. Fitted storage cupboard, space and plumbing for washing machine and space for fridge freezer. A door leads onto the balcony which enjoys views over the rear garden. Gas central heating boiler.

#### BEDROOM 1

11' x 10'1" (3.35m x 3.07m)  
uPVC double glazed window to the front elevation.

#### BEDROOM 2

12'9" x 9'9" (3.89m x 2.97m)  
uPVC double glazed window to the rear elevation and fitted wardrobes.

#### BATHROOM

uPVC double glazed window to the rear elevation. Two piece suite in white has panelled bath with pedestal wash hand basin, tiled to wet areas.

#### SEPARATE WC

Low level WC.

#### OUTSIDE

To the front of the property is an enclosed small garden. This could possibly provide private parking via a drop kerb (subject to planning) The rear garden is predominantly laid to lawn.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from gas heating.

#### DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

#### TENURE

We believe the tenure of the property to be Leasehold (to be confirmed by the vendor's solicitor).

#### 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.

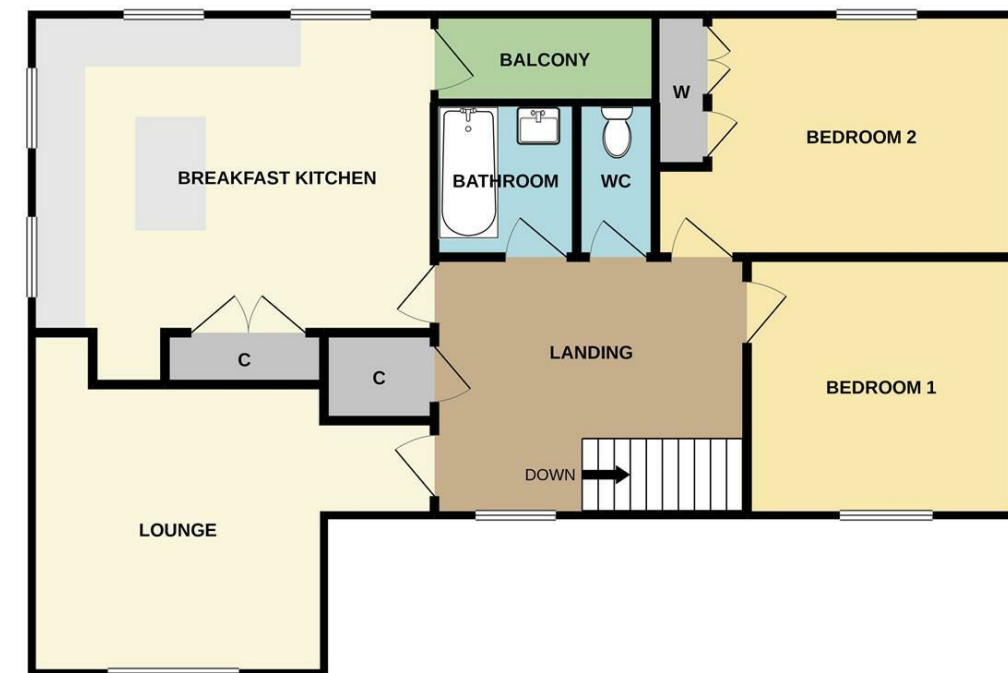
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email [cottingham@qandc.net](mailto:cottingham@qandc.net)

#### EPC RATING

For full details of the EPC rating of this property please contact our office.

FIRST FLOOR



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.

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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