



3 Castle Green Green Lane, Cottingham HU16 5JU
£105,000

- Maisonette
- Three bedrooms
- Spacious lounge dining room
- Kitchen with utility room
- Modern fitted bathroom
- Balcony area
- Great location
- Close to amenities
- Viewing a must
- EPC: E

THE PROPERTY

Located in a popular residential area, this spacious apartment is beautifully presented and offered to the market with no chain. Enjoying uPVC double glazing and gas central heating, the accommodation in brief enjoys first floor entrance hallway, spacious lounge dining room, fitted kitchen, utility room, two bedrooms and a modern bathroom, with a principal bedroom to the second floor. There is access to a small balcony area providing outdoor space. Ready to move into, this apartment awaits its new owners to thoroughly enjoy the standard of living, space and versatility on offer. A viewing is a definite must!

LOCATION

Located above the shops on Castle Green off Green Lane, the apartment provides ease of access to local amenities and facilities, with bus services connecting to 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 easy 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

COMMUNAL ENTRANCE LOBBY

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

FIRST FLOOR

HALLWAY

A door leads into the hallway with fixed staircase leading up to the second floor.

LOUNGE DINING ROOM

19'3" x 16'1" (5.87m x 4.90m)

uPVC double glazed window to the front south facing elevation. TV aerial point, feature fireplace with ornate tiled back and hearth incorporating living flame gas fire.

KITCHEN

10'6" x 8'11" (3.20m x 2.72m)

Modern fitted light oak base and wall cupboards with worksurfaces and modern tiled splashbacks, stainless steel oven with gas hob and extractor, Stainless steel 1 1/4 bowl sink unit with drainer and mixer tap, space for fridge freezer. Integrated dishwasher. Attractive under unit lighting.

UTILITY AREA

Space and plumbing for washing machine and space for tumble drier.

BATHROOM

6'10" x 5'10" (2.08m x 1.78m)

Modern three piece suite enjoying low level WC, pedestal wash hand basin and panelled bath with shower over, fully tiled walls to compliment.

BEDROOM 2

11'11" x 10'4" (3.63m x 3.15m)

uPVC double glazed window to the rear elevation.

BEDROOM 3

11'10" x 8'4" (3.61m x 2.54m)

uPVC double glazed window and French door opening onto the balcony. A versatile room which is currently used as a second sitting room.

SECOND FLOOR

SMALL LANDING AREA

Storage cupboard.

BEDROOM 1

14'4" max x 10'5" max (4.37m max x 3.18m max)

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

EXTERNAL

There is parking to the front of the building and this apartment has access to the balcony to the rear.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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

EPC RATING

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



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 other features may appear slightly inaccurate and should be used as a general guide only. This plan is for illustrative purposes only and should be used as a general guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.