Quick & Clarke
PROPERTY SPECIALISTS

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7 Tennison Court, Crescent Street, Cottingham HU16 5RU

Offers in the region of £116,000

Beverley | Cottingham | Hornsea | Willerby

- First floor apartment
- No forward chain
- Spacious Lounge with fireplace
- Modern fitted Kitchen with built in oven and hob
- Fitted Double Bedroom
- Modern Bathroom
- Residents' parking available
- Ideally located for the village centre amenities
- Viewing is a must!
- EPC Rating D Council Tax: B

Tennison Court is positioned off Crescent Street. This first floor apartment occupies a great end corner plot and is a stone's throw from the centre of the village! Offered with no onward chain the property has uPVC double glazing and gas central heating.

A door leads up to the hallway with spacious Lounge, Modern fitted Kitchen, Fitted Bedroom and modern Bathroom. There are communal garden areas and residents' parking works on a first come first served basis.

This property is ideal for a first time buyer, investment opportunity or downsizing and is ideally positioned for local amenities. Offering a blank canvas within with so much design potential. Viewing is a must!

LOCATION

Tennison Court is located off Crescent Street which is a stone's throw from the centre of Cottingham.

Cottingham is listed as one of the UK's largest village 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A door with glazed inserts leading into entrance lobby with staircase leading to the apartment.

FIRST FLOOR

ENTRANCE HALL

uPVC double glazed window to the side elevation. Two storage cupboards and access to loft.

LOUNGE

14'8" x 10'10" (4.47m x 3.30m)
uPVC double glazed picture box bay window to the front elevation. Adam style fire surround with electric fire and TV aerial point.

KITCHEN

9'6" x 6'3" (2.90m x 1.91m)
With uPVC double glazed window to the front and side elevations. Modern fitted base and wall units with work surfaces and tiled splashbacks. Stainless steel gas hob with single electric oven, stainless steel sink unit with drainer and mixer tap. Space and plumbing for fridge freezer and washing machine.

BEDROOM

11'2" to wardrobes x 10'11" max (3.40m to wardrobes x 3.33m max)
uPVC double glazed window to the rear elevation. Fitted wardrobes provide hanging and storage facilities.

BATHROOM

6'9" x 5'5" (2.06m x 1.65m)
With uPVC double glazed window to the side elevation. Three piece suite enjoys panelled bath, pedestal wash hand basin and low level w.c. in a white finish with fully tiled walls to contrast.

OUTSIDE

There are communal gardens which are maintained under the Service Agreement, residents' car parking facilities are provided on a first come first served basis.

The property benefits from a brick built store.

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 (this will be confirmed by the vendor's solicitor). We understand the Lease term is 999 years from 31 January 1997 with approximately 970 years remaining.

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

FIRST 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.