Quick & Clarke
PROPERTY SPECIALISTS

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44 Creyke Close, Cottingham HU16 4DH

£99,500

Beverley | Cottingham | Hornsea | Willerby

- Ground floor apartment with no onward chain
- Well presented throughout
- Lounge with fireplace
- Bedroom
- Modern kitchen
- House bathroom
- Close to village centre
- Communal gardens
- Viewing recommended
- EPC Rating: D. Council Tax Band: A

Enjoying a prime cul-de-sac location within ease of reach of the village centre and presented to the market with no onward chain.

This ground floor apartment has uPVC double glazing.

Well presented, the accommodation enjoys entrance, lounge with fireplace, inner hallway with storage, modern kitchen, double bedroom and modern house bathroom.

The communal gardens are attractive. Parking is ___

Whether you are a first time buyer, investor or looking to downsize this property will facilitate all of this to which an early viewing is an absolute must!

LOCATION
Located off Canongate, which in turn is located off Northgate in Cottingham within walking distance of the village centre.

Cottingham is listed as 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
A uPVC door with glazed inserts leads into:

ENTRANCE LOBBY
3'8" x 3'6" (1.12m x 1.07m)
Door into:

LOUNGE
13'10" x 11' (4.22m x 3.35m)
uPVC double glazed window to the front elevation, Adam style fire surround with electric flame effect fire and TV aerial point.

INNER HALLWAY
Sliding storage cupboard.

KITCHEN
10'9" x 6'5" (3.28m x 1.96m)
uPVC double glazed window to the front elevation, fitted base and wall units in white with contrasting work surfaces and coordinating tiled splashbacks, space and plumbing for a washing machine, single oven with induction hob and extractor, integrated fridge freezer, sink unit with drainer and mixer.

BEDROOM
15' x 8'11" (4.57m x 2.72m)
Two uPVC double glazed windows to the rear elevation and door to walk-in storage cupboard.

BATHROOM
6'4" x 5'11" (1.93m x 1.80m)
uPVC double glazed window to the rear elevation, three piece suite in white comprising panelled bath, pedestal wash hand basin and low level w.c. with tiled splashbacks to wet areas.

OUTSIDE

COMMUNAL GARDENS
The property benefits from communal gardens.

SERVICES
Mains electric, water and drainage are available or connected to the property.

CENTRAL HEATING
The property previously had electric underfloor heating however this has been disconnected and is no longer operational. The property therefore has no central heating.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will 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 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
This is a freehold property, however there is a yearly Service Charge of £550. This has been paid up to and including 28.5 27

Disclaimer: AI has been used to enhance an image

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.