



QUICK&CLARKE

The Property Specialists

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20 Northgate House Northgate, Cottingham HU16 5QB
£79,950

- First floor, one bed apartment
- No onward chain
- Surprisingly spacious
- Modern kitchen and bathroom
- Gas central heating & uPVC double glazing
- Communal parking & gardens
- Close to village centre
- EPC Rating: C
- Council Tax Band: A

A surprisingly spacious, and attractively presented, first floor apartment offered to the market with no onward chain. Situated on the corner of this purpose-built block and having windows to three aspects, this attractive property is very close to the amenities. Having communal gardens and parking, the property has an intelligent layout which certainly makes it feel larger than it actually is. With a well proportioned living room, double bedroom, modern kitchen and bathroom, viewing is highly recommended.

LOCATION

The property is located on the first floor of the main apartment block forming Northgate House. Situated on Northgate opposite the Aldi supermarket and the junction with King Street, the property is in a superb location to access the very broad array of amenities on offer in Cottingham village centre.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

A well maintained entrance hall is accessed off the communal gardens to the front of Northgate House. Stairs lead immediately up to the first floor apartments, where there is a balcony immediately adjacent to the front of this apartment.

ENTRANCE HALL

Timber front door with safety obscured glass panels and intercom access, wood style floor covering and doors leading through into the accommodation, large storage cupboard which could easily be used as a study space and with two further storage cupboards within the entrance hall.

LIVING ROOM

11'4" x 10'9" (3.45m x 3.28m)
A very well proportioned room with windows to two aspects to create a light and bright ambience. The focal point of the room is a carved fireplace with gas living flame fire and tiled hearth. A cupboard houses the gas boiler.

KITCHEN

9'6" x 7'5" (2.90m x 2.26m)
A modern fitted kitchen with white fronts and contrasting granite style laminate work surfaces and ceramic tile splashbacks, inset stainless steel sink and drainer, space for hob and fridge freezer, wall mounted extractor and window to the side elevation.

BEDROOM

8'5" x 14'8" (2.57m x 4.47m)
A large double bedroom with window.

BATHROOM

6'2" x 6'5" (1.88m x 1.96m)
Three piece sanitary suite comprising pedestal hand wash basin, low level w.c. and panelled bath with thermostatic shower valve over, ceramic tiled splashbacks and window to the side elevation.

OUTSIDE

The property is surrounded by maintained communal gardens.

To the rear of Northgate House and accessed off Northgate is a communal parking area with private parking for the residents only.

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). The Service Charge is currently £446.80 per annum with 104 yrs remaining on the lease.

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



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, all doors, windows, stairs 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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