



QUICK&CLARKE
The Property Specialists

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40 Applegarth Mews Crescent Street, Cottingham HU16
£139,950

- Ground floor apartment
- Such a great plot!
- No forward chain
- Modern Kitchen
- Lounge
- Two Bedrooms (one fitted)
- House Bathroom
- uPVC d/g & Gas c/h
- Communal gardens & parking
- EPC: C

This highly regarded over 55's development is close to the village centre and offers secluded living with great local amenities. This well presented ground floor apartment is presented to the market with no forward chain. Enjoying uPVC double glazing and gas central heating, the property in brief comprises entrance porch, lounge enjoying views over the front aspect, modern fitted kitchen, house bathroom, two bedrooms (one fitted) and storage. Ideally located on the entrance to this popular complex and enjoying communal gardens and residents' parking, the property has no forward chain and literally awaits its new owners to enjoy living in such a great property and location.

LOCATION

Applegarth Mews is located at the head of Crescent Street within walking distance of Cottingham village centre

Cottingham wears the proud title of Europe'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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES

A uPVC door with glazed inserts leads into:

ENTRANCE LOBBY

Door leading into:

LOUNGE

13'9" x 12'1" (4.19m x 3.68m)
uPVC double glazed window to the side and front elevations, fireplace with electric fire and TV aerial point. A door leads into:

KITCHEN

12'1" x 7'4" (3.68m x 2.24m)
uPVC double glazed window to the front elevation, fitted base and wall units in white with work surfaces and tiled splashbacks, under unit lighting, space for fridge freezer, hob with single electric oven, space and plumbing for washing machine and space for microwave. A door leads into:

INNER HALLWAY

Three good sized storage cupboards.
Providing access to:

BEDROOM 1

10'9" decreasing to 8'6" to wardrobes x 8'8" (3.28m decreasing to 2.59m to wardrobes x 2.64m)
uPVC double glazed window to the side elevation and fitted wardrobes with overhead units providing hanging and storage facilities.

BEDROOM 2

9'2" x 6'9" (2.79m x 2.06m)
uPVC double glazed window to the side elevation.

BATHROOM

7'6" x 6'10" (2.29m x 2.08m)
Three piece suite in Indian Ivory comprising panelled bath, low level w.c. and pedestal wash hand basin with contrasting tiled splashbacks.

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 on a 99 year lese from 1989 with 65 years remaining and that maintenance charges are currently £170.16 pcm (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band

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 any other items are approximate and no responsibility is taken for any errors, 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. Made with Metaplan 12/2023