





The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



28 St. Marys Mount, Cottingham HU16 4LQ
£79,500

- Modern second floor apartment
- No onward chain
- Walking distance to the train station and village centre
- Modern kitchen
- Modern bathroom
- Double bedroom
- Communal parking
- Communal gardens
- Viewing a must!
- EPC: E Council Tax: A

This one bedroom second floor apartment is presented to the market with no onward chain. Having been modernised and redecorated throughout this property enjoy uPVC double glazing and electric heating. A superb first time purchase or investment opportunity this property truly warrants a viewing to fully appreciate. Entrance with storage cupboards, modern fitted kitchen, spacious lounge, inner hallway with double bedroom off and modern bathroom. There is additional storage on the landing with lockable door. The development enjoys communal gardens and car park (on a first come first served basis). Within walking distance of the train station, close proximity to the hospital and ease of access to the village centre this really is a great place to live!

LOCATION

Located within a stone's throw from the train station creating ease of commutability and ideally positioned for access to the amenities in 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

ENTRANCE LOBBY

A door leads into entrance lobby. There are two storage cupboards, one of which is the airing cupboard and one is a cloaks cupboard.

LOUNGE

14'11" decreasing to 13'9" x 13'11" (4.55m decreasing to 4.19m x 4.24m)
Large uPVC double glazed window to the front elevation.

KITCHEN

8'8" x 6'5" (2.64m x 1.96m)
uPVC double glazed window to the rear. Modern two toned Shaker style units in grey and white with work surfaces and tiled splashbacks. Space for under-counter fridge, space for cooking and sink unit with drainer.

INNER LOBBY

Providing access to Bedroom 1.

BEDROOM 1

10'4" x 9'5" (3.15m x 2.87m)
uPVC double glazed window to the front elevation. Access to storage cupboard.

BATHROOM

6'5" x 5'6" (1.96m x 1.68m)
With uPVC double glazed window to the side elevation. Three piece modern suite in white enjoys panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Tiling to wet areas.

OUTSIDE

The properties enjoy communal gardens which are maintained under a maintenance agreement. There are also communal parking facilities on a first come, first served basis.

There is additional storage on the landing on the floor of the access to this apartment and is key operated.

SERVICES

Mains water and electricity services are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric 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).

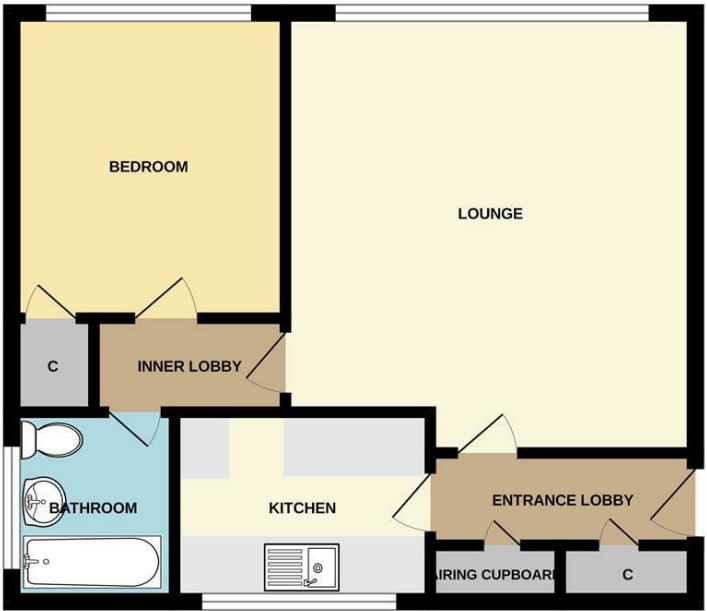
VIEWING

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

GROUND 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.

While 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. Made with Mensapix 12/05