











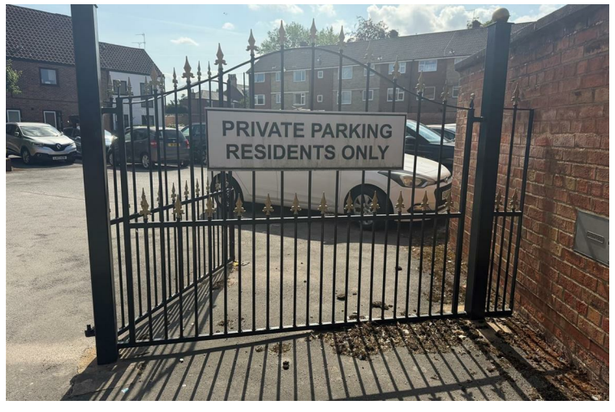

Quick & Clarke
PROPERTY SPECIALISTS

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30 Elm Tree Court, Cottingham HU16 5PZ

£110,000

Beverley | Cottingham | Hornsea | Willerby

- First floor apartment
- Superb central village location with views over the market place
- Modern light interiors
- Dual aspect lounge
- Fitted kitchen included
- Double bedroom with wardrobes
- Modern bathroom suite
- uPVC double glazing & gas central heating
- Enclosed car park
- EPC Rating: Awaited. Council Tax Band: B

Located within Elm Tree Court, Cottingham, this delightful first-floor apartment offers a splendid opportunity for first-time buyers or savvy investors. Boasting a prime location, the property presents superb views over the market place, Finkle Street, and the heart of the village, making it a truly enviable residence.

The current owners have thoughtfully enhanced the apartment over the years, resulting in a modern, light, and airy living space that is both inviting and functional. Upon entering, you are greeted by a welcoming Entrance Hallway complete with convenient storage. The dual aspect Lounge Dining room is perfect for relaxation or entertaining, allowing natural light to flood the space. The modern fitted Kitchen is well-equipped, catering to all your culinary needs.

The apartment features a generously sized Double Bedroom, complete with fitted wardrobes, providing ample storage. The contemporary bathroom adds to the overall appeal, ensuring comfort and style.

Residents benefit from access to an enclosed car park, available on a first-come, first-served basis, adding to the convenience of this lovely home.

This property is a true gem in a highly regarded residential area, and viewing is highly recommended to fully appreciate its charm and potential. Don't miss the chance to make this wonderful apartment your own!

LOCATION
The property is located on the south west side of King Street close to its junction with Newgate Street and a stone's throw away from Cottingham's market place. This fabulous position not only allows access to the amenities in the centre of the village which lie immediately adjacent to the property, but also to the railway station etc.

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

THE ACCOMMODATION COMPRISES

FIRST FLOOR
PVCu double glazed inserts leads into spacious entrance hallway with fitted storage cupboard.

ENTRANCE HALL
With uPVC double glazed window to the side elevation. Fitted cupboards providing storage facilities.

LOUNGE/DINING ROOM
16'11" x 11'2" (5.16m x 3.40m)
PVCu double glazed bay window to the front elevation overlooking Finkle Street. PVCu double glazed window to the side elevation overlooking the market square. TV ariel point.

BEDROOM
11'7" x 11'8" (3.53m x 3.56m)
PVCu double glazed window to the side elevation, fitted wardrobes providing hanging and storage facilities.

KITCHEN
11'4" x 8'7" (3.45m x 2.62m)
PVCu double glazed window overlooking the market square, contemporary ivory gloss base and wall cupboards with work surfaces and space for fridge freezer. Integrated washing machine, sink unit, space and provision for cooking.

BATHROOM
8'4" x 5'5" (2.54m x 1.65m)
PVCu double glazed window to the front elevation, modern three piece suite in white, enjoys shaped bath, wash hand basin, low level w.c.,Fully tiled .

OUTSIDE
The property enjoys residents parking which is a gated carpark for residents, on a first come first serve basis.

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 lease commenced on 9/10/1981 ending and including 21/12/2193. £250 per quarter for maintenance and ground rent. This includes cleaning of communal areas and buildings insurance.

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.