



**QUICK & CLARKE**  
The Property Specialists

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**49 The Garth, Cottingham HU16 5BG**  
**£92,950**

- First floor apartment
- Well presented throughout
- Spacious lounge with fireplace
- Modern fitted dining kitchen
- Balcony overlooking garden
- Two double bedrooms
- Modern bathroom
- Enclosed garden & front garden
- Viewing a must
- EPC: D

Located within this popular residential area, this well presented first floor apartment has superb views stretching right across to the Humber Bridge. Superbly presented throughout, the property enjoys spacious landing, lounge with fireplace, fitted dining kitchen with built-in appliances, door leading to a balcony which has splendid views over the garden, two double bedrooms and a modern bathroom. The property also benefits from a front and rear garden, the rear accessed via a gated entry. It goes without saying that viewing is a definite must. Whether or not you are a first time buyer, investor or looking to downsize to something with space and versatility this property truly ticks all the boxes.

#### LOCATION

The Garth is located off The Parkway and can also be accessed from Oakdene, and provides ease of access to Cottingham village centre.

Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

A door with glazed inserts leads into:

##### ENTRANCE HALLWAY

Tiled floor and sweeping staircase leading to the first floor accommodation.

##### FIRST FLOOR

##### LANDING

uPVC double glazed window to the front elevation and fitted storage cupboard.

##### LOUNGE

11'10" x 11'10" (3.61m x 3.61m)  
uPVC double glazed window to the front elevation with splendid views of the Humber Bridge in the distance, modern fireplace with electric fire, TV aerial point and recessed shelving area.

##### DINING KITCHEN

16'5" x 11'9" (5.00m x 3.58m)  
uPVC double glazed window to the rear elevation, modern fitted base and wall units in a beech finish with contrasting work surfaces and coordinating splashbacks, stainless steel single electric oven with gas hob and extractor, gas central heating boiler, space and plumbing for dishwasher and space and plumbing for washing machine. Attractive wood laminate flooring. The balcony provides great views over the rear garden.

##### BEDROOM 1

10'11" x 9'10" (3.33m x 3.00m)  
uPVC double glazed window to the front elevation.

##### BEDROOM 2

12'8" x 9'3" plus doorwell (3.86m x 2.82m plus doorwell)  
uPVC double glazed window to the rear elevation and fitted wardrobe.

##### BATHROOM

8'7" x 5'3" (2.62m x 1.60m)  
uPVC double glazed windows overlooking the balcony, modern three piece suite in white comprising panelled bath, wash hand basin set in a modern vanity unit and low level w.c. all beautifully complemented by tiled splashbacks with feature border tiling and wood laminate flooring.

##### OUTSIDE

To the front of the property is an enclosed lawned garden with planted borders. Gated side entry leads into the rear garden which is of good proportions and is predominantly laid to lawn providing great entertainment space.

##### AGENT'S NOTE

We are advised that there is a service charge of £181 per annum which includes ground rent, external maintenance and buildings insurance (to be confirmed by Solicitors).

##### 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 with 108 years remaining on the lease (to 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 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](mailto:cottingham@qandc.net)

##### EPC RATING

For full details of the EPC rating of this property please contact our office.

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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