

Property Details

13 Elm Tree Court, Cottingham,
East Riding of Yorkshire, HU16 5PZ

Guide Price **£149,950**



Property Photos

13 Elm Tree Court, Cottingham, East Riding of Yorkshire, HU16 5PZ

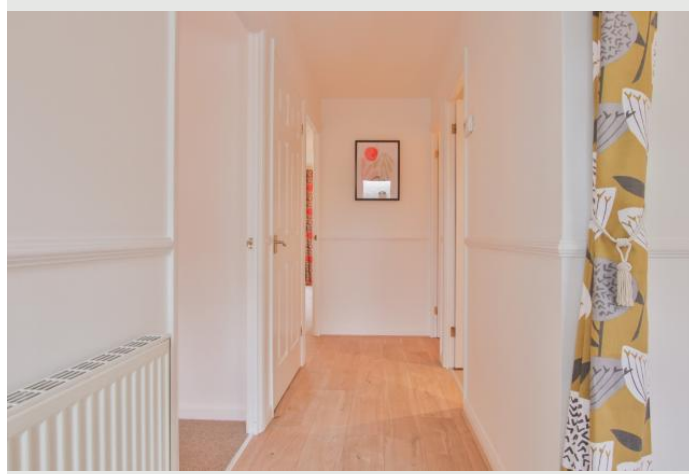


Creation Date

28/02/2023

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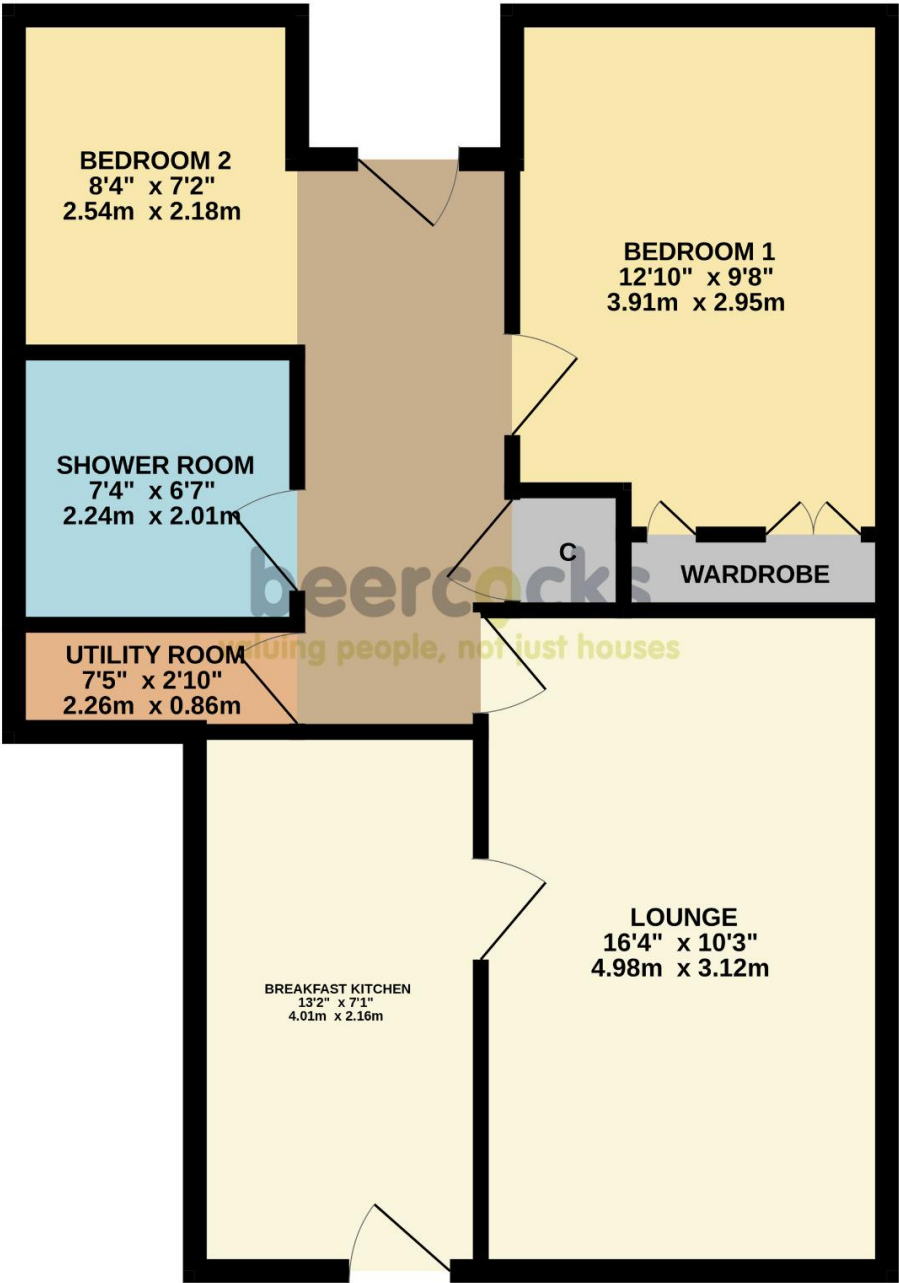
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Property Floor Plans

13 Elm Tree Court, Cottingham, East Riding of Yorkshire, HU16 5PZ

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.
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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Property Info

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Property Type	Property Style
Flats / Apartments	Ground Flat
Bedrooms	Bathroom
2	1
Receptions	Tenure Type
1	Leasehold
Floor Area	Agency Type
-	-
Parking	Type
Off Road Parking	Sales
Price Qualifier	Price
Guide Price	£149,950
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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Property Features

13 Elm Tree Court, Cottingham, East Riding of Yorkshire, HU16 5PZ

Feature 1

Leasehold

Feature 2

Council Tax B

Feature 3

Two Bedroom

Feature 4

Ground Floor

Feature 5

Communal Parking

Feature 6

Ideal Location

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Property Description

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Elm Tree Court, Cottingham, HU16 5PZ. Price £149,950

Price 149,950

SUPERB TWO-BEDROOM SELF CONTAINED GROUND FLOOR APARTMENT, FANTASTIC COTTINGHAM CENTRE LOCATION! VACANT POSSESSION WITH COMMUNAL GATED PARKING, PERSONAL FRONT AND REAR DOOR ACCESS.

Summary

Enjoying a fantastic central Cottingham village location, within yards of Cottinghams many facilities including shops, cafe, and transport. This superbly presented and maintained two bedroom ground floor apartment boasts its own front and rear doors, offered to the market with vacant possession and in move-in condition.

Location

The village of Cottingham lies approximately five miles to the north west of the centre of Hull and is one of the most exclusive residential villages in the area. Good road connections are available as the Humber Bridge Northern Approach Road runs to the west of the village linking the Historic Town of Beverley with the Humber Bridge and the region's motorway network. There is a local train service available within the village connecting it with Hull, Beverley and the east coast beyond. There is a good choice of well-regarded schools, shops and restaurants with the added advantage of three private golf clubs within a 3 mile radius of each other.

The accommodation on offer briefly comprises:

Entrance Hallway

With laminate flooring and built-in cupboard, with hanging rail and storage drawer unit.

Lounge

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With stone feature illuminated fireplace, wall lights and laminate flooring. Enjoys a peaceful westerly aspect over a small attractive garden.

Breakfast Kitchen

With a range of fitted floor units, wall cupboards and drawers. Inset sink unit, built in oven, hob, and hood. Integrated fridge freezer and dishwasher, and a concealed gas central heating boiler.

Utility Room

With plumbing for an automatic washing machine and space over for dryer and airing racks. Plus radiator.

Bedroom 1

Large double bedroom with fitted wardrobes, plus radiator.

Bedroom 2

With radiator.

Shower Room

With a large walk-in shower, wash hand basin with storage cupboard below, low level wc, tall storage cupboard, illuminated mirrored bathroom cabinet with internal shaving point, and large chrome ladder style radiator.

Outside

There is gated communal parking and communal gardens.

Tenure

The property is leasehold:

There is a lease for 170 years.

Ground rent 0

Maintenance/Service charges are approximately 805 per year, this is paid quarterly at approximately 201.

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Central Heating

The property has the benefit of gas central heating.

Double Glazing

The property has the benefit of upvc double glazing.

Council Tax

Council Tax is payable to the East Riding Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band. B *

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Cottingham office on 01482 846278. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!

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