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Matthew
Limb
MOVING HOME



18 Elm Tree Court, Cottingham, East Yorkshire, HU16 5PZ

- 📍 First Floor Apartment
- 📍 Some Modernisation Req.
- 📍 Two Bedrooms
- 📍 Spacious Lounge
- 📍 Private Residential Entrance
- 📍 Off Street Parking
- 📍 Viewing A Must!
- 📍 EPC=C

£89,950

INTRODUCTION

Situated within the heart of this popular village is this purpose built two bed roomed first floor apartment. Within walking distance of the many amenities the village has to offer, the accommodation would benefit from some modernisation and briefly comprises a private residential entrance opening to stairs leading to the entrance hallway, lounge, kitchen, two bedrooms and a bathroom. The property has the benefit of gas central heating.

Outside there is secured parking.

No onward chain!

LOCATION

Elm Tree Court is situated off King Street within the centre of Cottingham village where an excellent number of shops and amenities are within a level walk. Cottingham also has its own railway station and is conveniently placed for travel to Hull city centre and the nearby market town of Beverley.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With stairs leading to the first floor and door opening to:

INNER HALLWAY

KITCHEN

13'5" x 7'7" approx (4.09m x 2.31m approx)

With base and wall units, sink and drainer, tiled splashbacks, storage cupboard off and window to front elevation.



LOUNGE

14'8" x 10'5" approx (4.47m x 3.18m approx)
With window to side elevation.



BEDROOM 1

16'7" x 10'5" approx (5.05m x 3.18m approx)
Window to front elevation.



BEDROOM 2

11'0" x 8'6" approx (3.35m x 2.59m approx)
Window to rear elevation.



BATHROOM

With suite comprising a panelled bath, pedestal wash hand basin, low flush W.C., tiled surround.



OUTSIDE

Parking is available in the car park which is accessed off King Street.



TENURE

Leasehold. There is a service charge of £201.42 per quarter which covers buildings insurance, gardening and maintenance of communal areas.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)

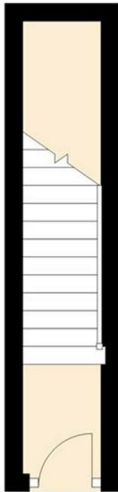




First Floor

Approx. 63.5 sq. metres (683.1 sq. feet)

Flat Entrance
Approx. 4.4 sq. metres (47.6 sq. feet)



Total area: approx. 67.9 sq. metres (730.7 sq. feet)

