

2 Bedroom Flat

Stones Mount, Cottingham, HU16 5PY

£550 per month



- BRIGHT AND SPACIOUS FIRST FLOOR FLAT • WITHIN THE HEART OF COTTINGHAM VILLAGE •
- SHARED COMMUNAL REAR GARDENS • 2 DOUBLE BEDROOMS • GAS CENTRAL HEATING SYSTEM •
- DOUBLE GLAZING • IMMEDIATE AVAILABILITY • SUBJECT TO SATISFACTORY REFERENCES.





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A very bright and spacious first floor flat perfectly located within the heart of the ever popular and much sought after village of Cottingham.

The accommodation is arranged to the first floor and accessed via a private Entrance Door.

The property briefly comprises of: a lounge, Kitchen, two x double bedrooms and a bathroom with a white 3-piece suite and shower over the bath.

To the rear is a lawned communal garden area.

Additionally the property further benefits from a gas central heating system and double glazing.

Immediate availability subject to satisfactory references.

Location

The property is located within a lovely setting with a lawned and tree lined backdrop.

Cottingham is well known for it's busy independent local traders and market green which are all within walking distance from the property.

There are the usual amenities nearby with regular public transport connections, a library, post office and doctors surgery.

Cottingham is also well served with a rail station linking Hull city centre and the historic market town of Beverley.

Property Description

Ground Floor

Entrance - Private front entrance door which leads through to an entrance hall:

Entrance Hall - Staircase off to the first floor.

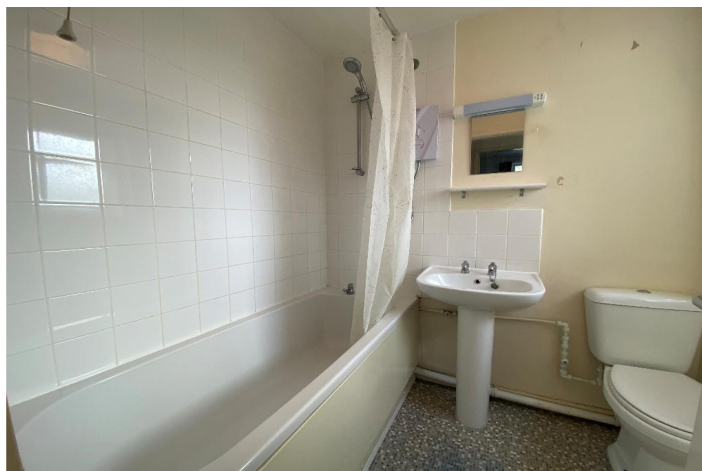
First Floor

Landing - Double glazed window.
Loft hatch to roof void.
Radiator.

Lounge - 15' 11" x 9' 11" (4.87m x 3.04m) Extremes to extremes.
Double glazed window with aspect over the communal garden areas.
Fire place with electric fire inset.
Coving.
Radiator.

Kitchen - 8' 9" x 6' 11" (2.68m x 2.13m) Extremes to extremes.
Double glazed window with aspect over the rear communal garden areas.
Range of base, drawer and wall mounted units.
Roll edged laminate work surface housing single drainer sink unit with mixer tap over.
Space for cooker.
Space for upright fridge/freezer.
Wall mounted gas central heating boiler.
Plumbing for automatic washing machine.
Radiator.

Bedroom One - 10' 8" x 9' 10" (3.26m x 3.01m) Extremes to extremes from front fitted wardrobes.
Double glazed window with aspect over the communal garden areas.



Fitted wardrobes with shelves and hanging space.
Coving.
Radiator.

Bedroom Two - 9' 11" x 9' 10" (3.04m x 3.01m) Extremes to extremes.
Double glazed window with aspect over the communal garden areas.
Coving.
Radiator.

Bathroom - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.
Shower over the bath and contrasting tiled splash back surround.
Double glazed opaque window.
Radiator.

Council tax band: B
Rental Deposit: £630

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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