

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



11 Greendale Court, Cottingham, East Yorkshire, HU16 5JH

- 📍 Ground Floor Flat
- 📍 No Chain Involved
- 📍 Private Parking
- 📍 Council Tax Band = B
- 📍 Two Fitted Bedrooms
- 📍 Modern Fittings
- 📍 Convenient Location
- 📍 Leasehold / EPC = C

£140,000

INTRODUCTION

A great opportunity to acquire this beautifully presented and well maintained ground floor flat. Ideally placed for local amenities including nearby bus stop, convenience store and Castle Hill Hospital, the property is available with immediate vacant possession and is in 'turn key condition' being ready to move straight into including fitted carpets, curtains and kitchen appliances. The property offers two fitted bedrooms, a contemporary shower room, modern fitted kitchen with appliances and spacious lounge with feature fireplace. Gas fired central heating is installed and replacement uPVC double glazing.

Communal gardens surround the property and there is residents parking available to the rear. A fantastic opportunity to acquire this appealing property.

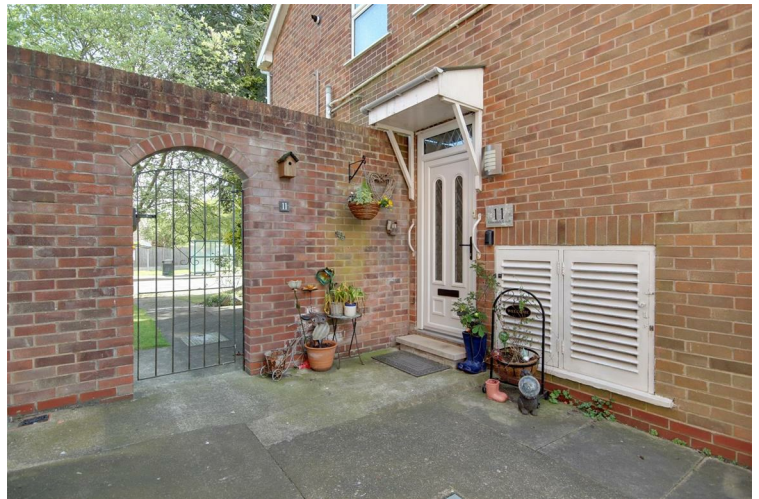
LOCATION

Greendale Court is conveniently located along Green Lane at its junction with The Dales. Green Lane is a popular residential street scene which links Castle Road and Eppleworth Road to the western side of the village centre. There is a bus stop on Green Lane which provides a regular bus service to the local area and a convenience store is adjacent to Greendale Court. Further amenities can be found within the vibrant village of Cottingham which has an excellent range of local shops, facilities and amenities. The village also has its own railway station which is conveniently placed for travel to Hull city centre and the nearby market town of Beverley. Castle Hill Hospital lies nearby and access can be gained towards the historic market town of Beverley to the north or towards the Humber Bridge and A63 to the south.



ACCOMMODATION

With uPVC residential entrance door to:



ENTRANCE HALLWAY

With coving and useful cloaks/storage cupboard.

LOUNGE

With contemporary marble fireplace with log-effect electric fire, high level TV point over, wall light points, coving and uPVC double glazed window. Archway to:



KITCHEN

With a range of contemporary fitted floor and wall units with feature quartz work surfaces incorporating one and a half bowl sink unit with mixer tap, four-ring induction hob with extractor canopy over, built-in microwave/combination oven, washing machine and fridge/freezer, coving, cushion flooring and uPVC double glazed window.



BEDROOM 1

With fitted wardrobes to one wall, coving and uPVC double glazed window.



BEDROOM 2

With fitted wardrobes to one wall housing gas-fired boiler, coving and uPVC double glazed window.



SHOWER ROOM

With a contemporary suite comprising large walk-in shower cubicle, vanity basin with storage cupboards and low flush WC, heated towel rail, extractor fan, uPVC double glazed window, cushion flooring and linen cupboard housing tumble dryer.



OUTSIDE

Pleasant communal gardens surround the property. The front of the property is adjacent to Green Lane.



PARKING

Accessed from The Dales, there is a private parking area for residents and visitors.



TENURE

Leasehold - The lease term is 999 years dated from January 1979.

SERVICE CHARGES

The ground rent is £15 per annum.

We understand the annual service charge is £911.19 for the period 1st February 2025 – 31st January 2026.

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

The property includes all fitted floor coverings, curtains, blinds and light fittings in addition to the fridge/freezer, washing machine and tumble dryer. If there are any points of particular importance to you, other than these items listed, 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

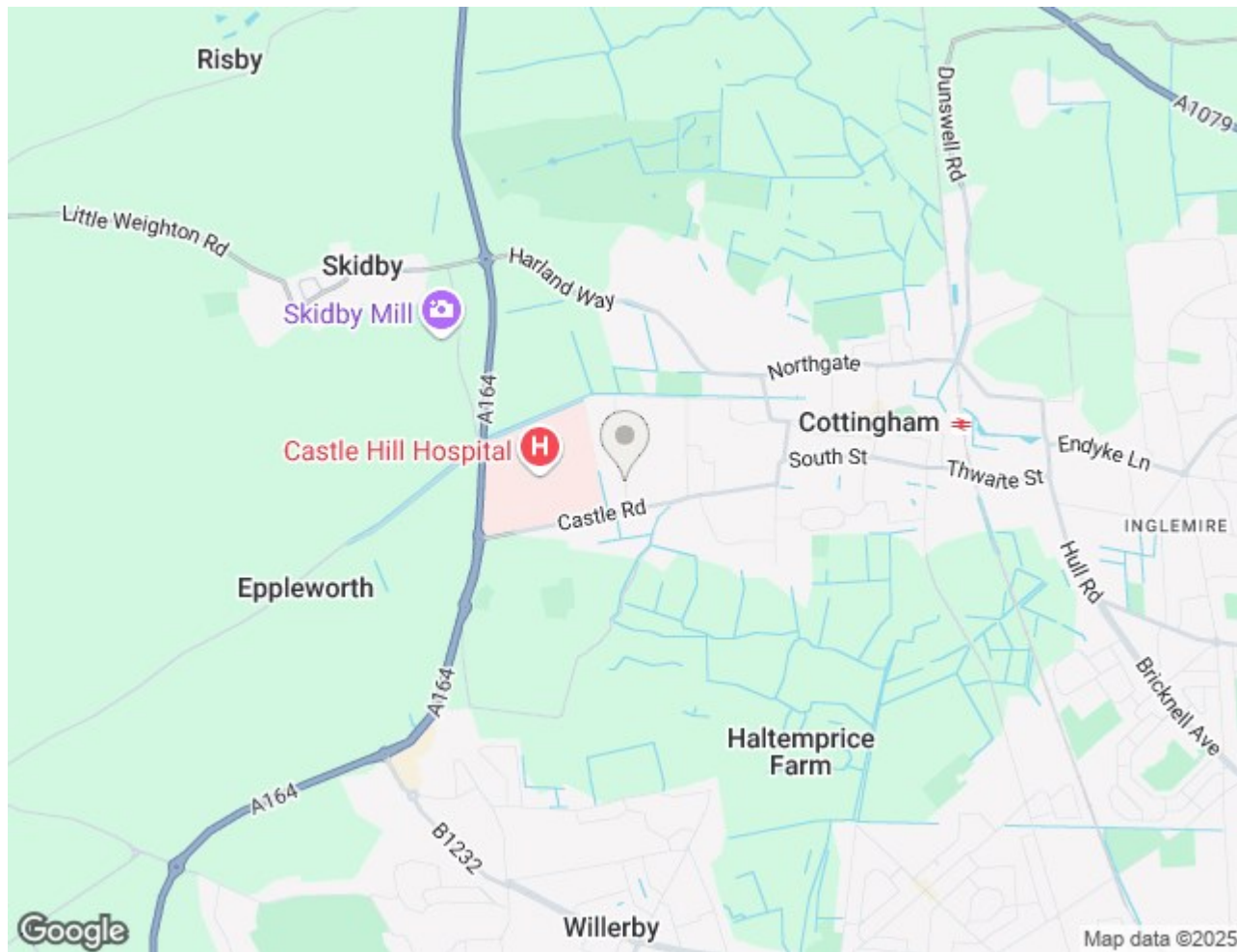
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

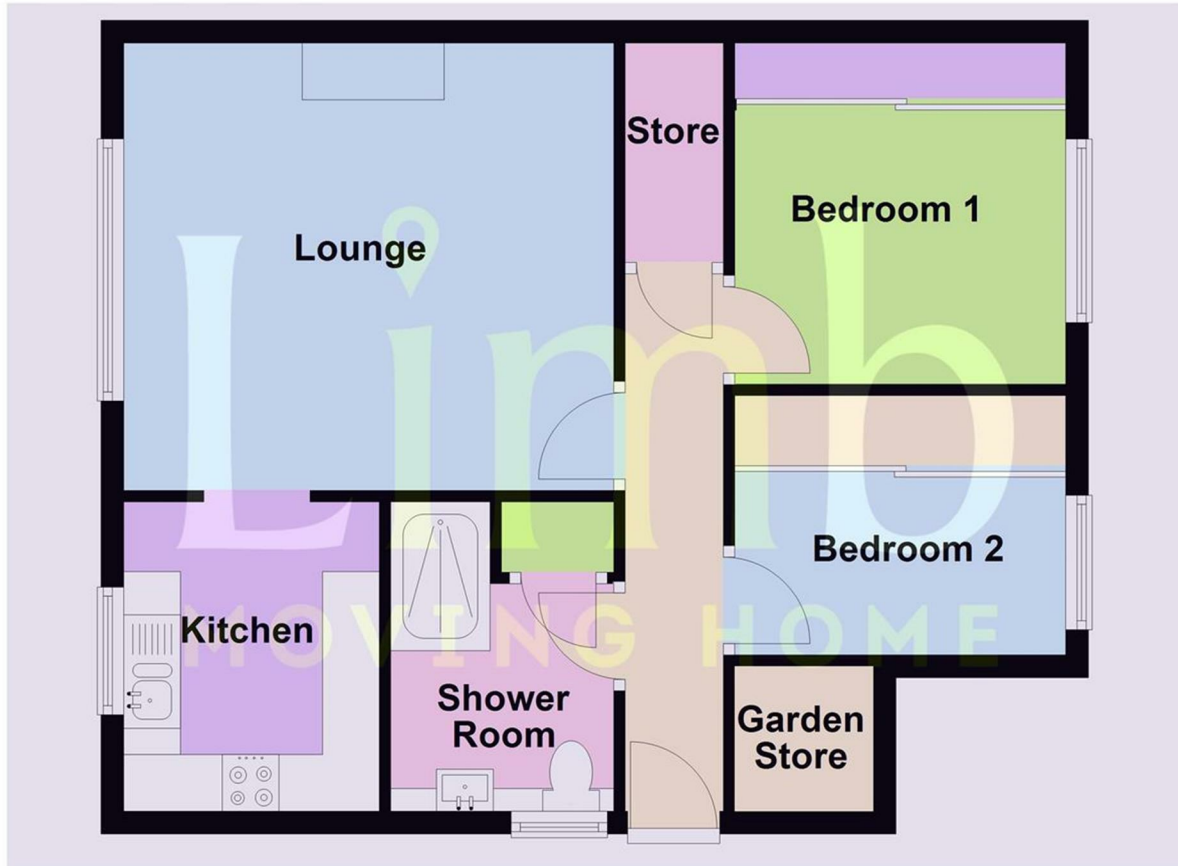
VALUATION SERVICE

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.



Ground Floor


Approx. 54.2 sq. metres (583.6 sq. feet)




Total area: approx. 54.2 sq. metres (583.6 sq. feet)

11 Greendale Court, Cottingham

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 71 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |