



SYMONDS + GREENHAM

Estate and Letting Agents



Apartment 2, 9 Inglemire Lane, Cottingham, Yorkshire HU16 4PB **£134,500**

SPACIOUS ONE-BEDROOM FIRST-FLOOR APARTMENT WITH FITTED WARDROBES AND MODERN KITCHEN - OFF-STREET PARKING IN SOUGHT-AFTER COTTINGHAM VILLAGE WITH EXCELLENT AMENITIES - NEARBY COTTINGHAM TRAIN STATION - IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS

Nestled in the picturesque village of Cottingham, this exquisite first-floor apartment offers a delightful blend of modern living and charming village life. With one spacious double bedroom featuring fitted wardrobes, this home ensures both comfort and ample storage. The thoughtfully designed layout includes a welcoming reception room, ideal for relaxing after a long day or entertaining guests.

One of the standout features of this property is the convenience of an off-street parking space, a rare find in this highly sought-after area. Cottingham is celebrated for its vibrant community spirit and excellent local amenities, making it an ideal choice for first-time buyers, those looking to downsize, or investors seeking a promising opportunity.

The apartment boasts a beautiful kitchen, perfect for culinary enthusiasts, while the tranquil surroundings provide a peaceful retreat from the hustle and bustle of urban life. Additionally, Cottingham train station is just a short walk away, offering easy access to nearby cities and enhancing the appeal of this location.

Whether you are embarking on your journey onto the property ladder or searching for a cosy haven, this charming apartment is sure to captivate your heart. Seize the opportunity to make this lovely home your own and enjoy all that Cottingham has to offer.

OUTSIDE

The property benefits from a designated parking space and a communal rear courtyard that is laid to block paved patio

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

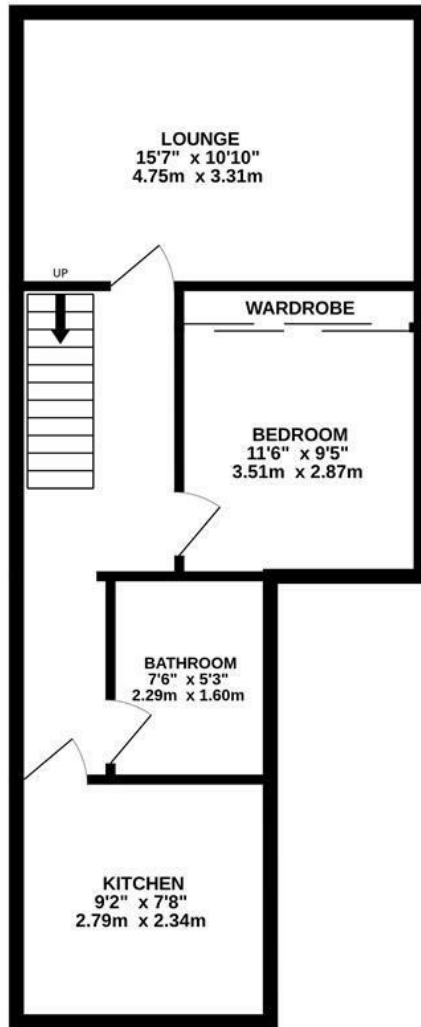
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

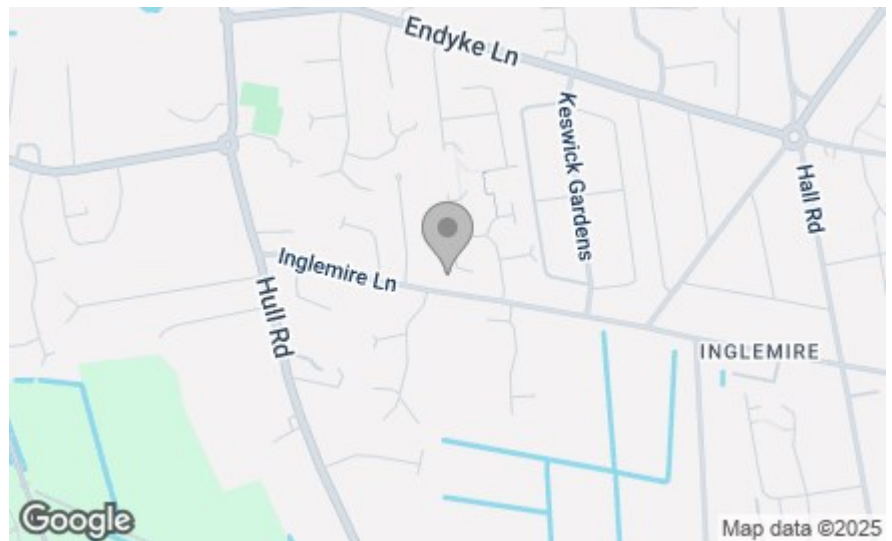
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		75	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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		