

Whitakers

Estate Agents



38 Plimsoll Way, Hull, HU9 1PR

Offers Over £110,000

Whitakers are delighted to offer this immaculately presented 2 bedroom Ground floor apartment to the market, being sold with NO ONWARD CHAIN!

Situated in one of the most sought after areas of ever popular Victoria Dock with direct access onto the picturesque promenade and fabulous river views, the property is ideally located for local amenities which include a well regarded primary school, mini-supermarket, pharmacy, public house and take away and would be ideal for First time buyers and Investors alike.

Being just a short walk from the City Centre and the thriving Marina & Fruit Market with its cosmopolitan range of bars and eateries, the property enjoys excellent transport links into and around the City as well as being minutes away from Hull Transport Interchange.

Presented in "move-in" condition, the property briefly comprises; intercom controlled communal entrance, spacious interior entrance hallway, stunning jack & jill shower room, two bedrooms, spacious dual aspect lounge and kitchen.

Also comprising Gas central heating and UPVC double glazing, the property has the additional benefit of allocated parking directly outside the property entrance hence internal viewing is highly recommended!

The accommodation comprises

Communal entrance



Intercom access gives entrance into communal entrance hallway.

Entrance Hallway



Door leads into the spacious interior hallway with carpeted flooring, central heating radiator and two storage cupboards.

Shower room 6'6 x 8'6 max (1.98m x 2.59m max)



Stunning Jack and Jill shower room with tiled double shower cubicle, vanity hand wash basin and low flush wc. Part tiled walls, vinyl flooring, central heating radiator, extractor fan and obscured UPVC window to exterior. Entrance door from hallway together with Internal door into....

Bedroom One 8'6 x 12' (2.59m x 3.66m)



Spacious double bedroom with carpeted flooring, central heating radiator and UPVC window to exterior.

Bedroom Two 7'6 x 8'8 (2.29m x 2.64m)



Generously sized second bedroom with carpeted flooring, central heating radiator and UPVC window to exterior.

Lounge 19'8 x 10'6 (5.99m x 3.20m)



Light and spacious dual aspect lounge with UPVC windows to front and rear aspects, laminate flooring and two central heating radiators. Archway leads into....

Kitchen 7'6 x 6'1 (2.29m x 1.85m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor fan over and electric fan oven below, composite 1 1/4 bowl sink/drainer, plumbing for automatic washing machine and space for under counter appliance. Vinyl flooring, extractor fan and UPVC window to exterior.

Outside



To the front and located directly outside the communal entrance is the allocated parking space together with further visitor parking. There are communal gardens around the property together with direct access to the promenade and river walks.

Tenure

The property is Leasehold. We understand the lease term to be 125 years from 1/7/1993 but these details should be verified via Vendors Solicitors.

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating C

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these

sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Medium

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

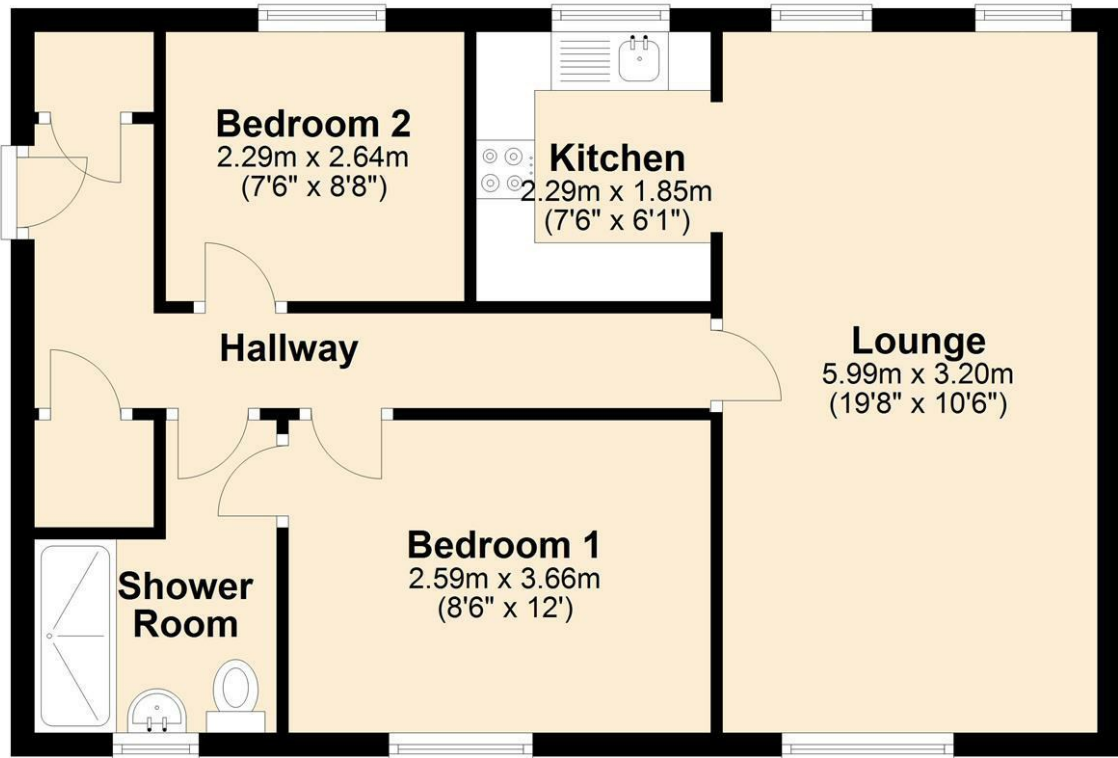
Planning - Whilst there are planning applications in the area, non are specific to the property.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

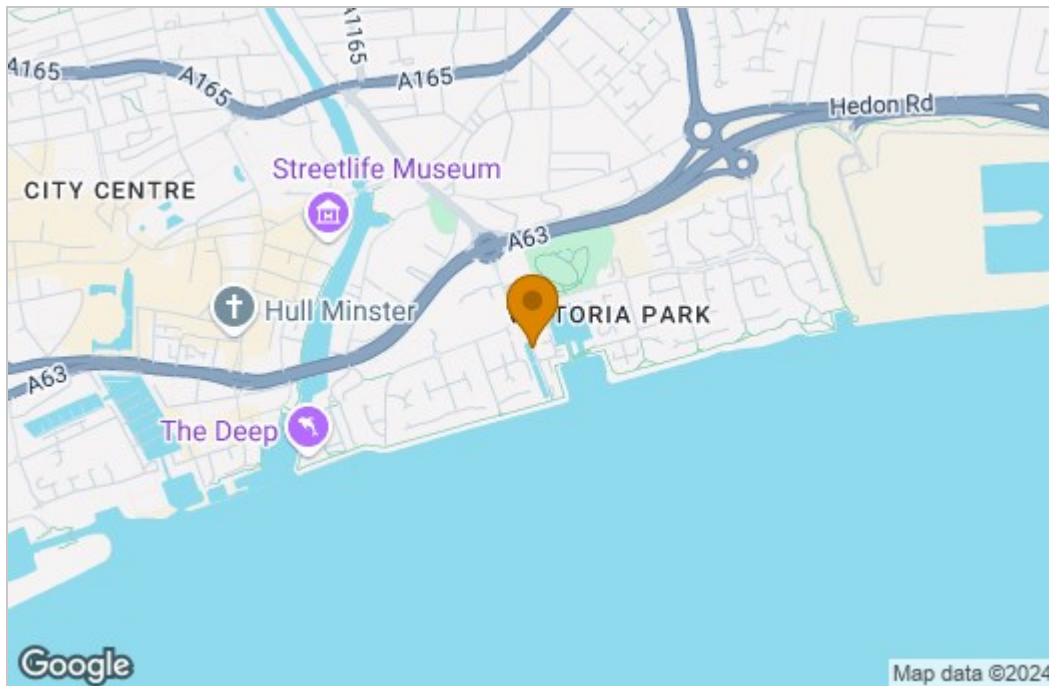
Floor Plan

Ground Floor

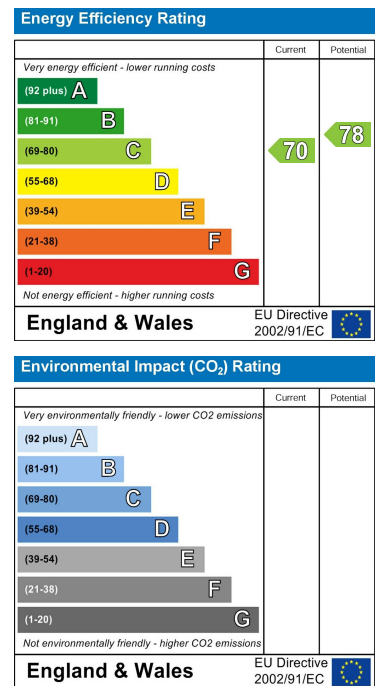


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.