

**staniford**  
grays



2 Gullane Drive, Hull, HU6 7XQ

£75,000









# 2 Gullane Drive

Hull, HU6 7XQ

- NO ONWARD CHAIN
- DEDICATED GARAGE
- FIRST FLOOR LIVING
- QUIET RESIDENTIAL SETTING
- EXCELLENT TRANSPORTATION LINKS

- UPGRADE POTENTIAL
- PLEASANT OUTLOOK
- 2 BEDROOMS
- CONVENIENT LOCATION

ATTENTION ALL INVESTORS, DOWNSIZERS AND FIRST TIME BUYERS – FIRST FLOOR APARTMENT WITH DEDICATED GARAGE.

An ideal opportunity is offered to the market to purchase this first floor apartment with its own individual access and located within a peaceful and convenient cul-de-sac setting.

Offered to the market with NO FORWARD CHAIN INVOLVED and offering scope for further re-modelling internally.

Convenient living space includes, Separate and dedicated ground floor access to first floor level, Entrance Hallway, Lounge/Dining Room, Kitchen, Two bedrooms and Bathroom.

Communal Gardens to both the front and rear, on street parking available with addition to the dedicated garage.

Available for immediate viewing and offered for sale at a competitive price point.



£75,000



## GROUND FLOOR ENTRANCE

With uPVC access door, staircase approach to first floor level, with benefit of stairlift.

## INNER HALLWAY

Providing access through to reception rooms and bedroom accommodation.

## RECEPTION LOUNGE / DINING ROOM

15'5" x 10'0" (4.70 x 3.07)

Of an excellent size and generously proportioned to accommodate furniture suite and dining table, with uPVC double glazed window to front outlook, enjoying good levels of natural daylight, a central focal point is provided via a wall mounted gas fire insert. Sliding doors lead through to...

## BREAKFAST KITCHEN

10'3" x 7'3" (3.14 x 2.21)

Traditionally styled throughout with a range of fitted wall and base units, incorporating inset sink and drainer with mixer tap, tiling to splashbacks, low level oven, gas hob with extractor canopy over, space for freestanding appliances including plumbing provision for washing machine, space for fridge freezer, uPVC double glazed window to frontage.

## BEDROOM ONE

11'5" x 10'0" (3.48 x 3.05)

With uPVC double glazed window to the rear outlook, of double bedroom proportions.

## BEDROOM TWO

10'6" x 6'11" (3.22 x 2.11)

With uPVC double glazed window to the rear outlook, wardrobes with locker storage also.

## BATHROOM

6'7" x 7'2" (2.01 x 2.20)

Traditionally styled with panel bath with mains fed showerhead and console over, glazed shower screen, pedestal wash hand basin, low flush w.c, tiling to splashbacks with border detailing, uPVC privacy window to side.

## OUTSIDE

The apartment benefits from a single garage with up&over access door, being located a short distance walk away, offering generous storage and parking provision.

Access is granted to the property via Gullane Drive, being conveniently positioned off Beverley Road, with excellent transportation links to Hull city centre and nearby locations of Kingswood and the historic town of Beverley.

The immediate location benefits from a peaceful cul-de-sac setting of number of similarly styled apartments, houses and low level bungalows, with laid to lawn grass section to the front boundary perimeter, expansive shared rear gardens being mainly laid to lawn grass with established planting, shrubbery and herbaceous borders.

The dedicated garaging and parking offers hard landscaping and is a welcomed addition to the property.





#### **AGENTS NOTE**

A ground rent of £10.00 per annum is levied, with the block being managed by Pure Block Management, with further service charge and lease details available upon request through the sole selling agent Staniford Grays.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull council tax band to be 'A'.

#### **TENURE**

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **MORTGAGE CLAUSE**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### **PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

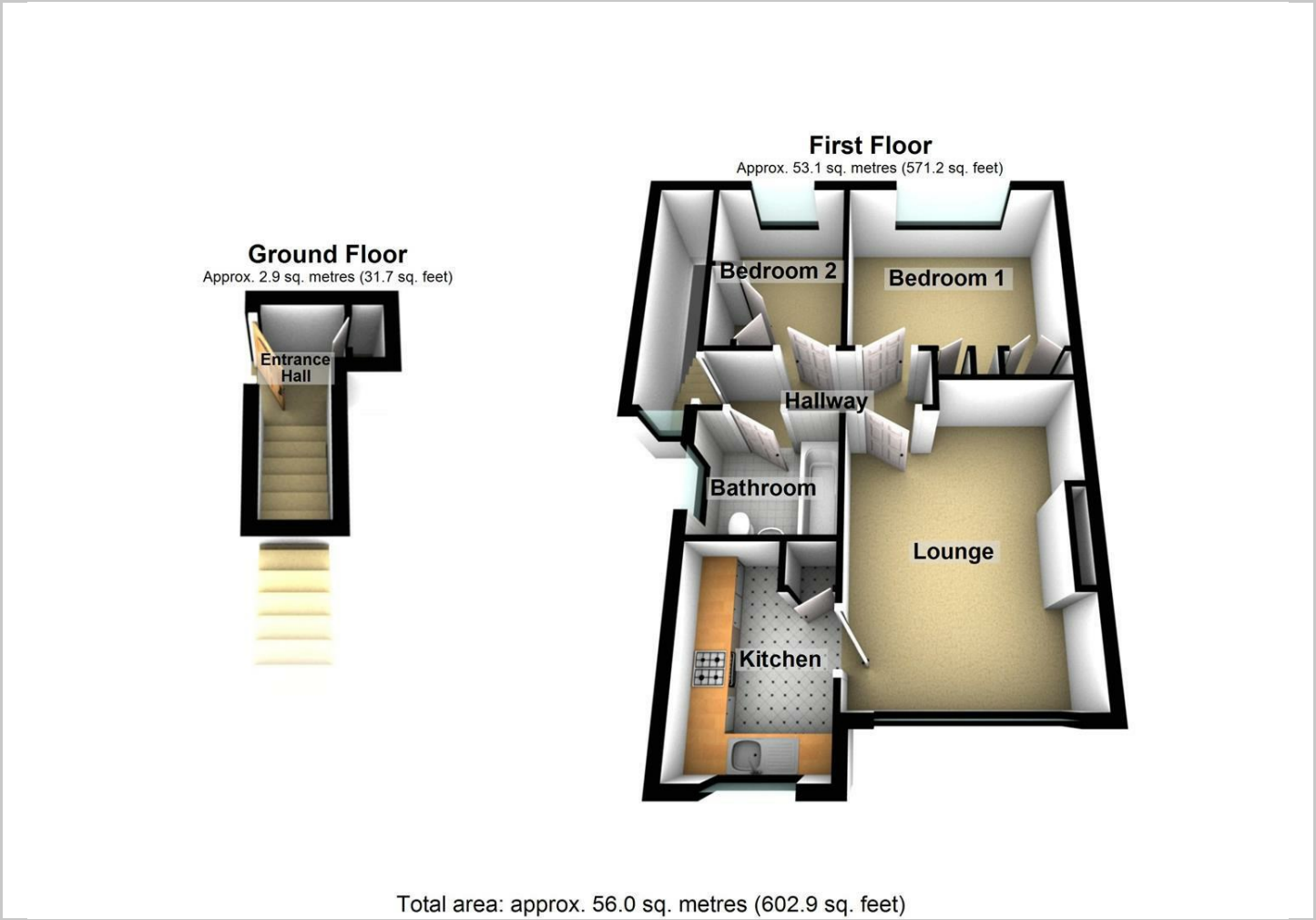
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.







Floor Plans



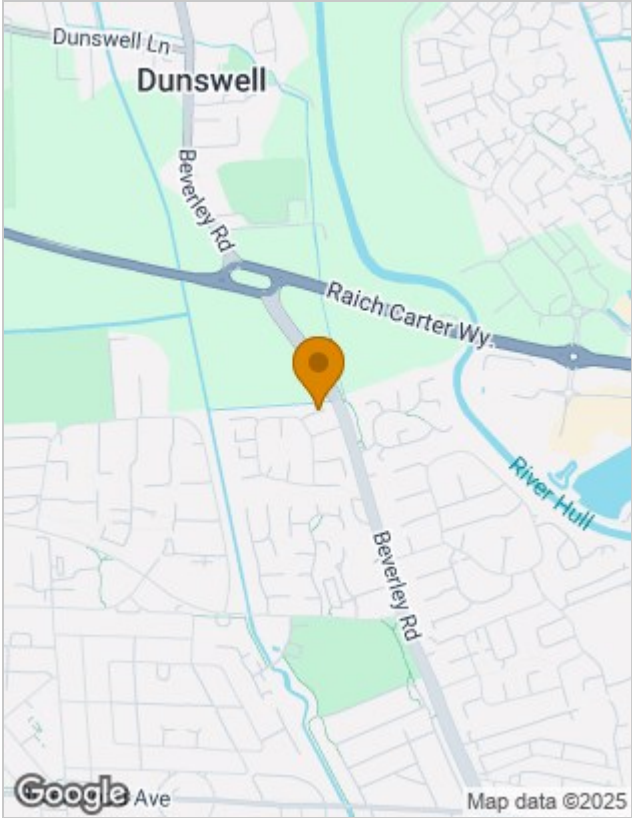
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

