

# Whitakers

Estate Agents



## 14 Glenfield Drive, Hull, HU10 7UL

**£165,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are pleased to introduce this immaculate two-bedroom ground floor flat which is nestled within the Kirk Ella village and enjoys close proximity to local amenities / leisure facilities with transport links that connect the residence to the Hull City centre / surrounding villages without compromising on the tranquillity of its peaceful surroundings.

The main features include: entrance hall with ample storage, spacious lounge, fitted kitchen, two good bedrooms and a bathroom suite furnished with a three-piece suite. Externally the property looks onto well maintained communal gardens to the front and rear. and there is garage located to the side of the property.

Taken together, the accommodation is ideal for those who are looking to make an affordable transition from a multi-storey property to a home on the ground level whilst remaining in this highly sought after location. Alternatively, the first-time buyer seeking to make their initial step onto the property ladder or the investor seeking to add to their property portfolio with an investment they can introduce to the letting market with immediate effect upon completion may also wish to arrange an internal inspection,

## The Accommodation Comprises

### Entrance Hall

UPVC double glazed door with side window, UPVC double glazed window, central heating radiator, fitted wardrobe and storage cupboard and tiled flooring. Leading to:

Lounge 13'10" x 15'7" (4.23m x 4.76m )



UPVC double glazed patio doors leading to the rear communal garden, UPVC double glazed window, two central heating radiators and carpeted flooring.

Kitchen 9'0" x 11'7" (2.75m x 3.55m )



UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, gas cooker with extractor hood above and plumbed for an automatic washing machine.

Bedroom One 11'8" x 11'11" (3.57m x 3.65m )



Two UPVC double glazed windows, central heating radiator, built in wardrobe and fitted wardrobe and carpeted flooring.

Bedroom Two 8'0" x 11'11" (2.45m x 3.64m )



UPVC double glazed window, central heating radiator, built in storage cupboard and carpeted flooring.

Bathroom 8'11" x 6'0" (2.72m x 1.83m )



Central heating radiator, fully tiled and fitted with a three piece suite comprising wall mounted mixer shower separated by dividing wall, vanity sink with mixer tap and a low flush W.C.

### External



Externally the property looks onto well maintained communal gardens to the front and rear. There is a garage located to side of the property.

## Garage



## Tenure

The property is held under Leasehold tenureship.

## Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 19 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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 sale 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

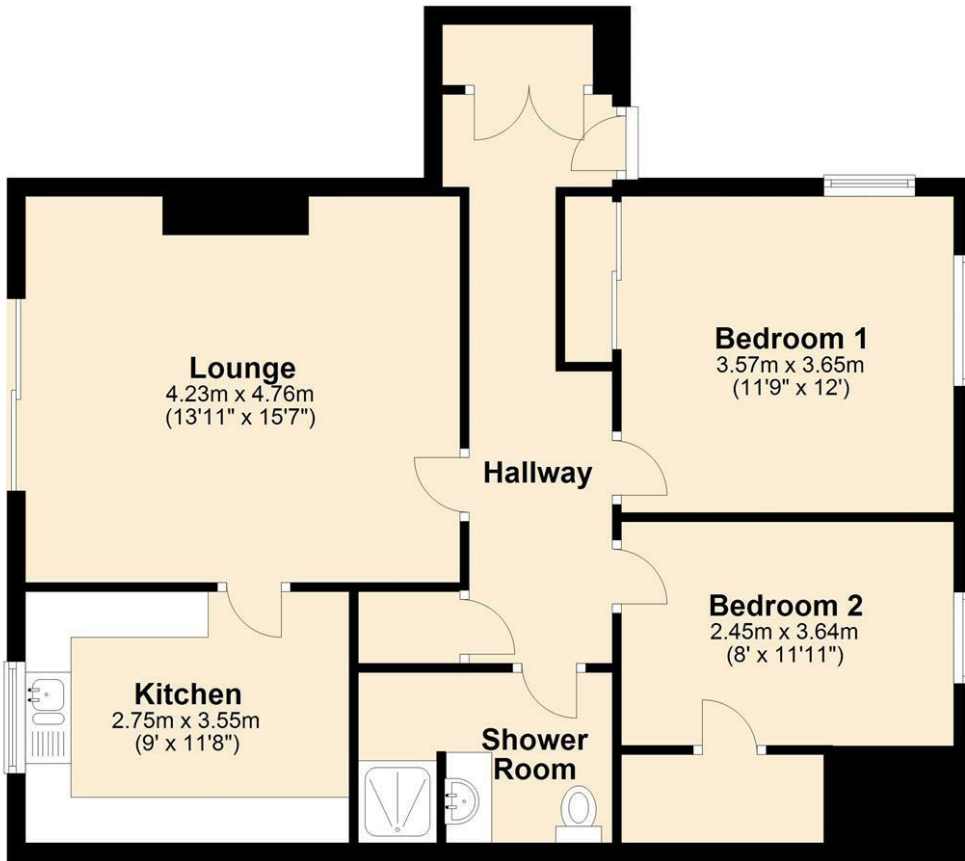
Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## 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.

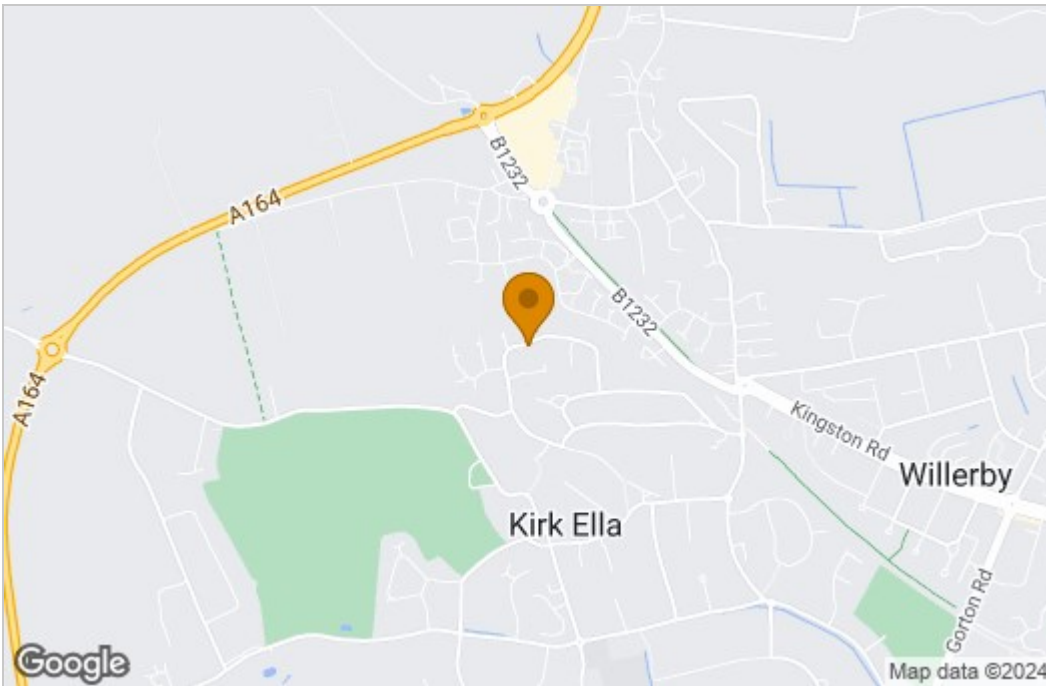
# Floor Plan

## Ground Floor

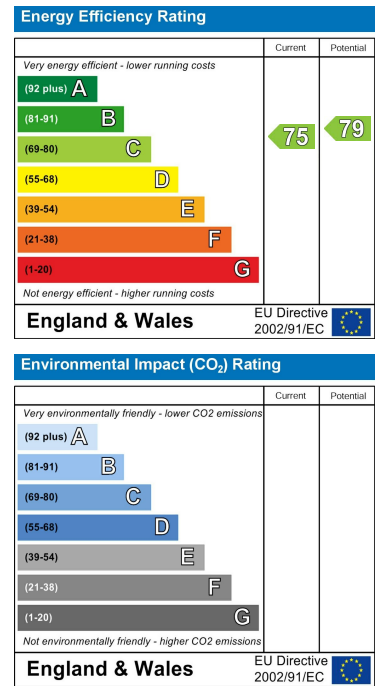


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.