

# Whitakers

Estate Agents



## 37 Ella Park, Hull, HU10 7EP

**£132,000**

\*\* NO ONWARD CHAIN \*\*

This first floor two bedroomed apartment is comfortably nestled on a private cul-de-sac within the Anlaby village – a location renowned for being well connected and hosting an abundance of local amenities / leisure facilities including bars and restaurants, shops and shopping parks and the Haltemprice Leisure Centre with accompanying parks and playing fields.

Briefly comprising ground floor entrance with fixed staircase leading to the landing, the first floor boasts a spacious lounge with balcony, fitted kitchen, two double bedrooms and a bathroom suite furnished with a three-piece suite.

The property itself is established on maintained grounds and benefits from having off-street parking and a garage which is accessed via an up and over door.

Taken together, the property is ideal for the first-time buyer seeking to make their initial step onto the property ladder, or anyone seeking to reside within this sought after location. Alternatively, the investor seeking to increase their property portfolio may also wish to arrange an internal inspection.

Early viewings are advised.



## The Accommodation Comprises

### Ground Floor

#### Entrance

UPVC double glazed composite door and fixed staircase to the first floor.

### Ground Floor

#### Landing

With access to the loft hatch, central heating radiator and carpeted flooring. Leading to:

Lounge 16'5" x 10'7" (5.02 x 3.25 )



UPVC double glazed patio doors to Juliette balcony, central heating radiator, fireplace with wooden surround and carpeted flooring.

Kitchen 10'1" x 9'5" (3.09 x 2.89 )



UPVC double glazed window, built in storage cupboard, tiled flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine.

Bedroom One 12'8" x 10'8" (3.88 x 3.26 )



UPVC double glazed bay window, central heating radiator and carpeted flooring,

Bedroom Two 10'1" x 9'5" (3.09 x 2.88 )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

### Bathroom



UPVC double glazed window, central heating radiator, fully tiled walls and fitted with a three piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap and low flush W.C.

### External

The property itself is established on maintained grounds and benefits from having off-street parking and a garage which is accessed via an up and over door.

### 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 - TBC

Material Information  
Construction - Standard  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - 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

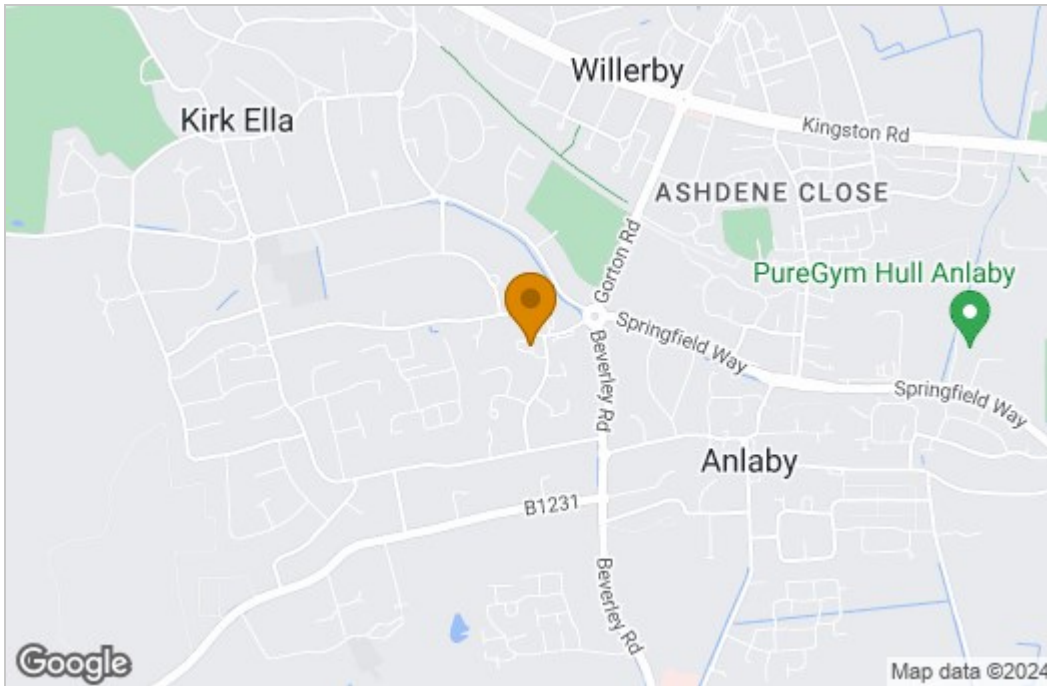
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# Floor Plan

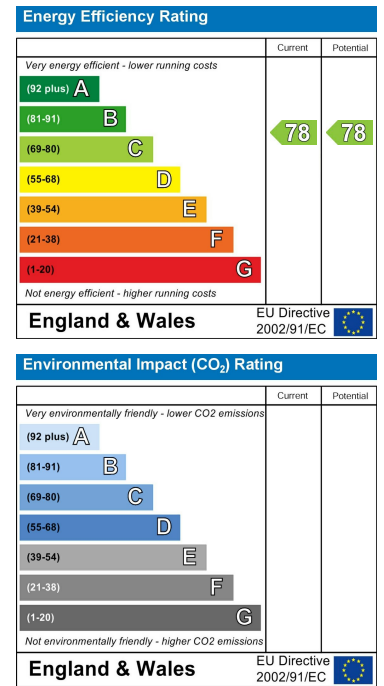


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.