

# Whitakers

Estate Agents



## 24 Glenfield Drive, Hull, HU10 7UL

**£135,000**

No Onward Chain!

This well presented two bedroom apartment is offered to the market with no onward chain, situated in this exclusive development in the heart of Kirk Ella village.

The main features include - entrance, spacious 15' lounge with patio doors that open out to the balcony, 12' fitted kitchen, two double bedrooms (master with fitted wardrobes) (bed two with built in storage) together with the family bathroom suite and useful study / office / bedroom three. The property benefits from allocated parking and a garage.

Located just off Glenfield Drive this exclusive development enjoys great communal gardens, ideal for downsizers looking to stay in this popular location or should also suit the Buy to Let investor looking to increase their portfolio.

Early viewings are advised.

## The Accommodation Comprises

### Landing

Upvc double glazed front door with stairs leading to the landing which has a central heating radiator and loft hatch.

### Lounge 15'3" x 13'8" (4.65m x 4.18m)



Upvc double glazed French doors leading to the balcony, central heating radiator and electric fire.

### Bedroom Three / Study



Two Upvc double glazed windows, central heating radiator and fitted wardrobes.

### Kitchen / Diner 12'1" x 9'6" (3.69m x 2.91m)



Central heating radiator, tiled flooring and fitted with a range of floor and eye level units, worktop, sink with mixer tap and storage cupboard.

### Bedroom One 11'5" x 9'7" (3.50m x 2.94m)



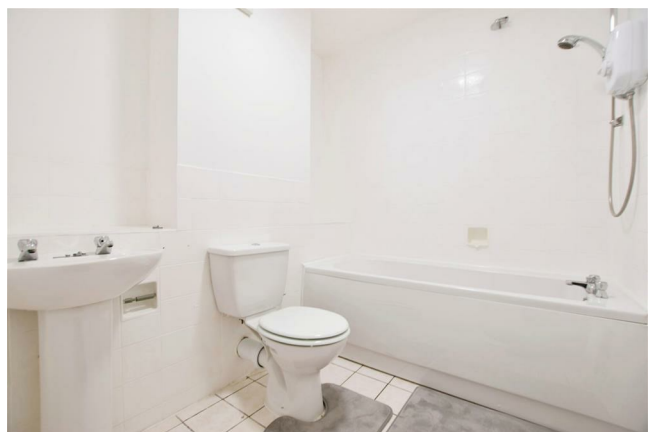
Two Upvc double glazed windows, central heating radiator and fitted wardrobes.

### Bedroom Two 8'5" x 8'1" (2.59m x 2.47m)



Upvc double glazed window, central heating radiator and built in storage.

### Bathroom



Central heating radiator, tiled walls and flooring and fitted with a three piece suite comprising panelled bath, pedestal sink and low flush W.C.

## External



Located just off Glenfield Drive this exclusive development enjoys great communal gardens, ideal for downsizers looking to stay in this popular location or should also suit the Buy to Let investor looking to increase their portfolio. This property benefits from allocated parking and a garage.

## EPC

EPC rating D

## Tenure

Leasehold tenureship

## Council Tax

Local Authority - East Riding Of Yorkshire

Council Tax band 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 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.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - Basic 19 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

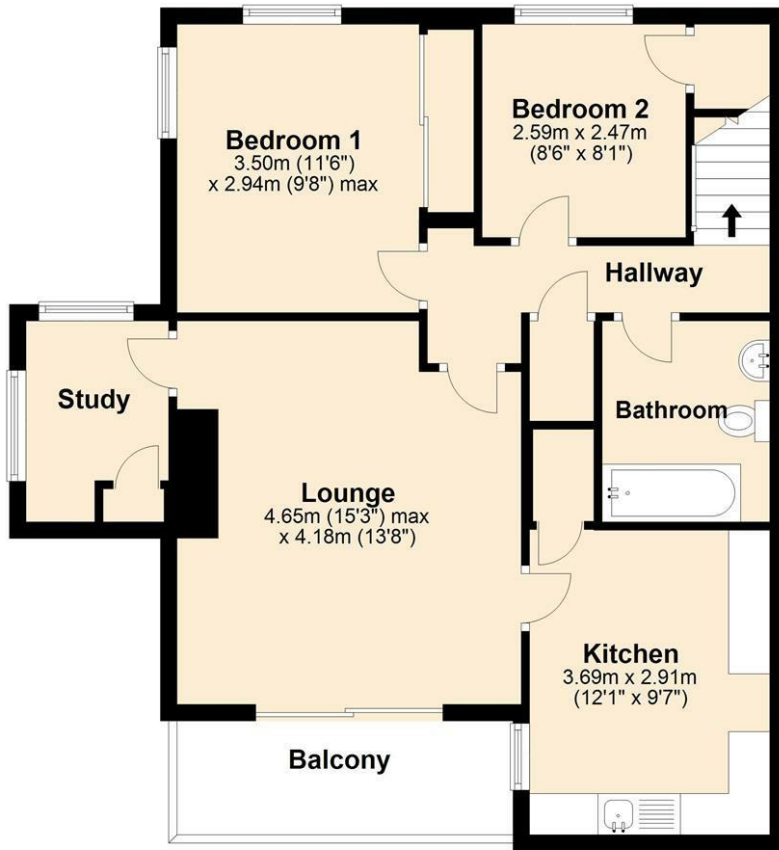
Coalfield or Mining Area - No

## 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.

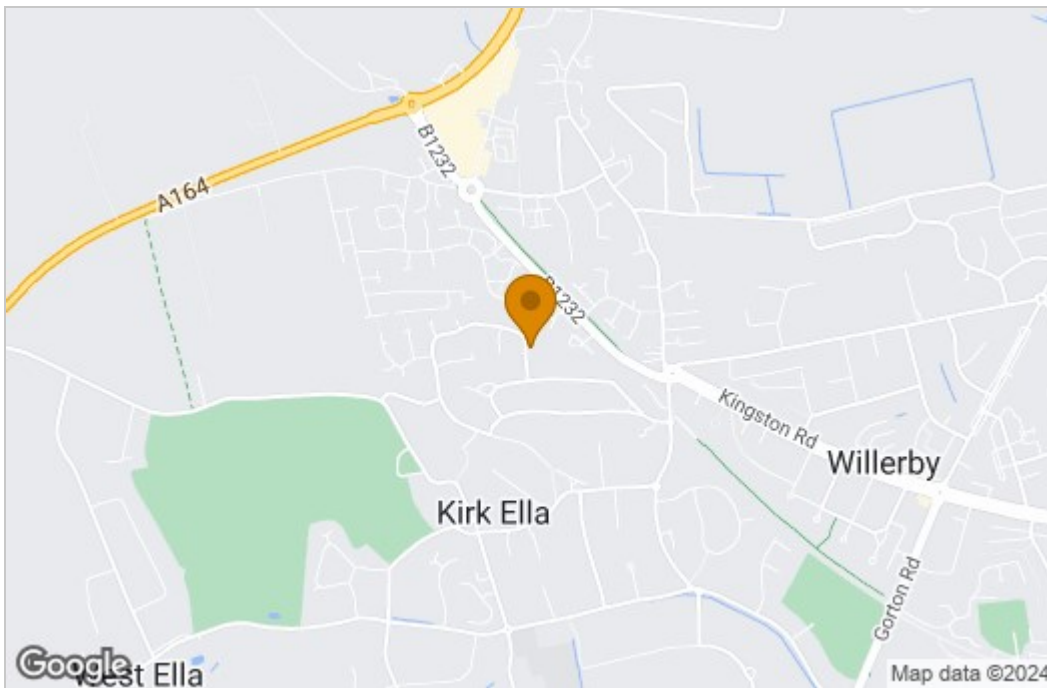
# Floor Plan

## First Floor

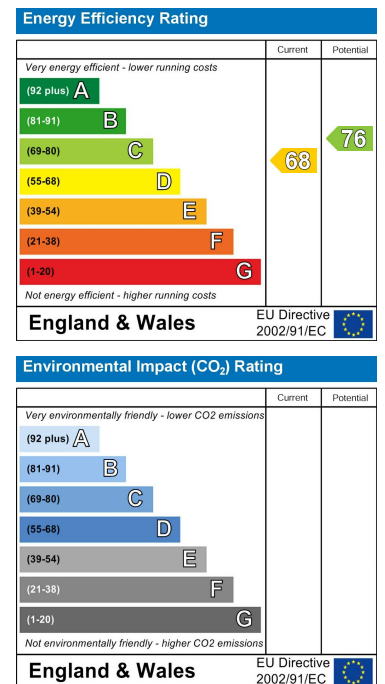


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.