



Flat 14 Theatre Gardens, 1-3 Sykes Street, Hull, HU2 8AZ

£90,000

This modern two bedroom apartment is offered to the market with tenant in situ, however can be sold as vacant possession if required. The complex is well placed to access all the amenities the city centre has to offer and located just off Freetown Way with easy access to both the bus depot and the railway station.

To access the building, the resident enters the car park through a secure roller shutter door where there is one allocated space for the resident. A communal entrance with stairs leads to the top floor where the apartment is located.

The apartment boasts open plan living and briefly comprises; entrance with built in storage, open plan living kitchen with Juliette balcony that overlooks the city centre, two double bedrooms - both of which have fitted wardrobes – and a bathroom furnished with a three-piece suite.

Taken together, the accommodation on offer should appeal to a wide array of buyers, ideal as a FTB / BTL property with tenant already comfortably settled, or would also suit the busy professional that just wants a lock and go.

The accommodation comprises

External / parking



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Hallway

Wooden entrance door, central heating radiator, intercom system, built-in storage cupboard, and laminate flooring. Leading to :

Living kitchen / diner



Living room 12'4" x 14'2" (3.76 x 4.32)



UPVC double glazed French doors to the Juliet

balcony, central heating radiator, and carpeted flooring.

Kitchen 6'10" x 9'3" (2.10 x 2.84)



Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven with hob and hood above, fridge-freezer, washing machine, and dishwasher.

Bedroom one 12'4" x 10'8" (3.76 x 3.27)



Roof style window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bedroom two 9'6" x 12'4" (2.90 x 3.76)



Roof style window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and Vinyl flooring. Furnished with a three-piece suite comprising panelled bath, vanity sink and low flush W.C.

Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00170016000314

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

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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.

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as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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Whitakers Estate Agent Declaration

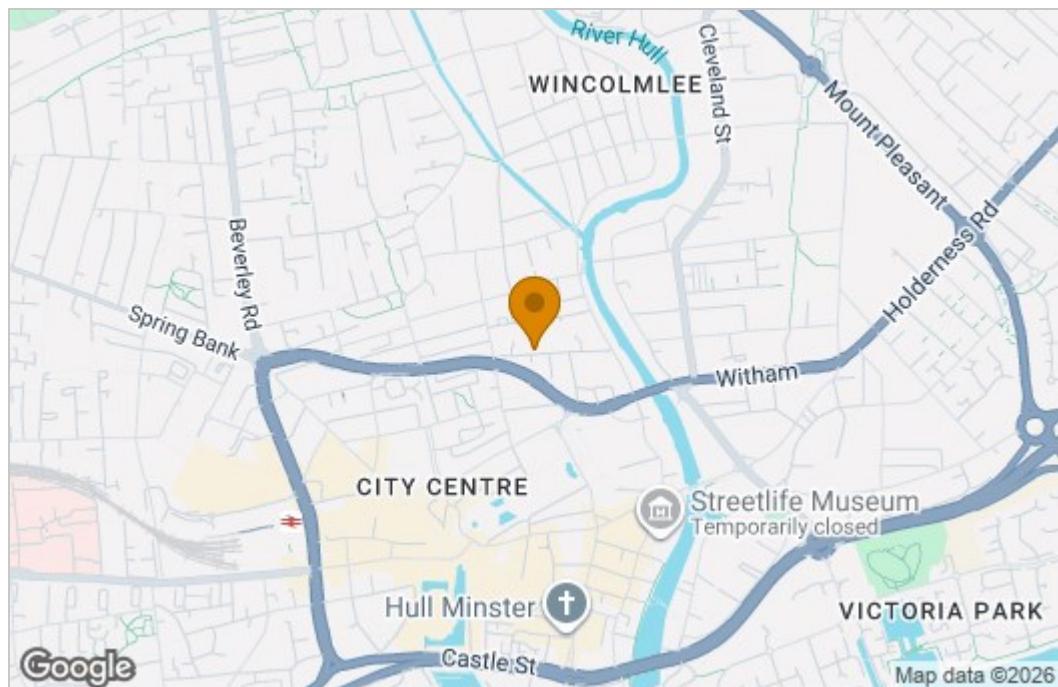
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Floor Plan

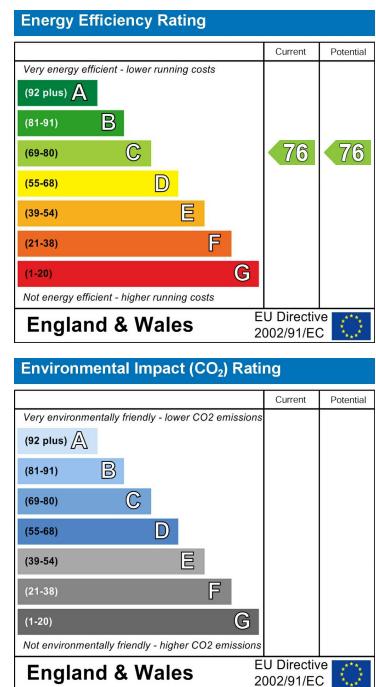


Total area: approx. 62.2 sq. metres (669.4 sq. feet)

Area Map



Energy Efficiency Graph



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