

Whitakers

Estate Agents



358 Saltshouse Road, Hull, HU8 9EY

Offers In The Region Of £110,000

Whitakers are delighted to bring this lovely modern 2 bedroom apartment to the market, being sold with NO ONWARD CHAIN!

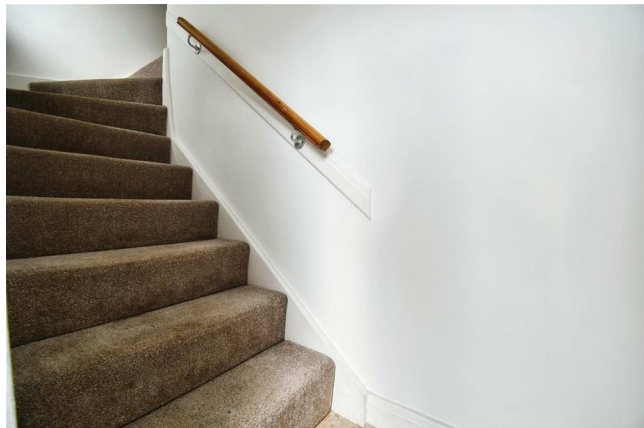
Ideally located close to the heart of historic Sutton Village, within walking distance of its range of shops and leisure facilities, the property has been improved and maintained by the current owners to a very high standard and represents a rare opportunity to purchase a property in "move-in" condition in a popular and sought after location.

Situated on the first floor and accessed via its own private entrance doorway, the accommodation briefly comprises; entrance hallway with stairs to first floor with spacious lounge, modern integrated fitted kitchen, two generously sized bedrooms and a family bathroom.

Also comprising allocated parking, gas central heating and UPVC double glazing, the property would make an excellent first purchase or investment and internal inspection is certainly recommended to fully appreciate!

The accommodation comprises

Entrance hallway



Covered porch over UPVC front door into entrance hallway with carpeted staircase to first floor landing.

First floor landing



With laminate flooring, central heating radiator, storage cupboard and UPVC window to side aspect.

Kitchen 10'3 x 8'6 (3.12m x 2.59m)



High quality modern integrated kitchen with a range of grey gloss wall and base units, contrasting work surfaces and splashbacks. 5 ring gas hob with electric fan oven below and extractor over. Ceramic 1 1/4 bowl sink with flexi-mixer taps over, integrated fridge/freezer and automatic washing machine. Laminate flooring, ceiling spotlights and UPVC window to front aspect.

Lounge 10'11 x 13'7 (3.33m x 4.14m)



Spacious lounge with two UPVC windows to front aspect, laminate flooring, feature fireplace and central heating radiator.

Bedroom One 12' x 10'11 (3.66m x 3.33m)



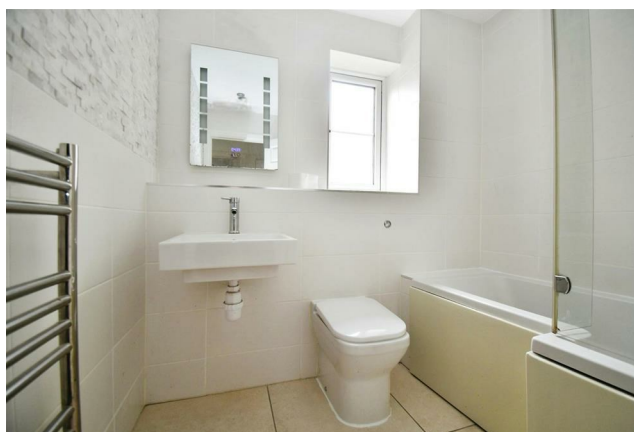
With sliding fitted wardrobes, carpeted flooring, central heating radiator and two UPVC windows to rear aspect.

Bedroom Two 10'4 x 6'10 (3.15m x 2.08m)



With carpeted flooring, central heating radiator and UPVC windows to rear aspect.

Bathroom 6'9 x 6'11 (2.06m x 2.11m)



Shaped bath with mains shower over and fitted shower screen, concealed cistern low flush wc and wall mounted hand wash basin. Tiled walls and flooring, ceiling spot-lights and UPVC window to side aspect.

Outside



The property sits within communal gardens with private residents parking to the rear whilst to the front is a small gated forecourt.

Tenure

The property is leasehold.

The understand the lease term to be 999 years from 31/1/1989 with an annual ground rent payable of £25 per year and service charges currently payable of £56.46 pcm although these details should be verified via vendors solicitors

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaited

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 sales 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 - Brick/tile

Conservation Area - Sutton Village, City of Kingston upon Hull

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three,

O2

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

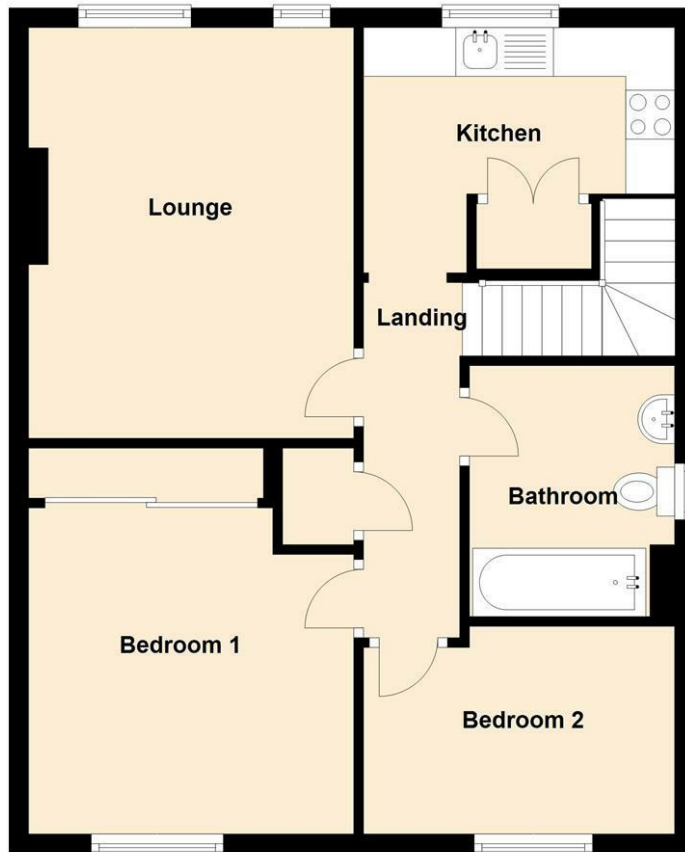
Planning - None specific to the property

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

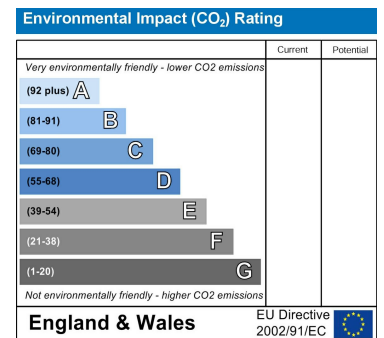
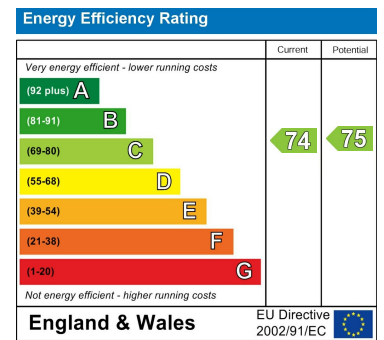


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.