

Whitakers

Estate Agents



117 Gleneagles Park, Hull, HU8 9JR

Offers Around £69,950

****INVESTMENT OPPORTUNITY****

This one bedroom first floor flat is available to purchase with long term tenant in situ!

Currently achieving £5520 per annum rent, the property is well located in a popular and sought after area close to local shops, schools and amenities and would make a perfect ready made investment!

Briefly comprising; communal entrance, front lobby area, spacious lounge, separate kitchen, inner hallway, double bedroom and shower room.

The property stands in communal ground with the benefit of UPVC glazing and electric heating and viewings are available via our office.

The Accommodation Comprises

Communal Entrance



Entrance door from front garden into communal entrance hall with stairs rising to first floor.

Entrance Lobby

A composite front entrance door leads into the handy lobby area with internal door into...

Lounge 14'3 x 9'3 (4.34m x 2.82m)



Spacious lounge with carpeted flooring, UPVC window to front, fire surround with electric fire, wall mounted electric heater and storage cupboard

Inner Hallway

The inner hallway has carpeted flooring, UPVC window to rear aspect and storage cupboard.

Kitchen 11'5 x 5'1 (3.48m x 1.55m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring halogen hob with extractor over and

electric fan oven below. Stainless steel sink, plumbing for automatic washing machine, vinyl flooring and UPVC window to rear.

Bedroom 11'9 x 9'3 (3.58m x 2.82m)



With carpeted flooring, electric wall mounted heater, UPVC window to front aspect and two storage cupboards.

Shower Room 8'8 x 5'1 (2.64m x 1.55m)



Walk in tiled shower with electric wall mounted shower unit, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, extractor fan and UPVC window to rear aspect.

Outside



The property stands in lawned and paved communal gardens with perimeter fencing and entry gate.

Tenure

The property is leasehold and lease details should be obtained via Vendors Solicitors. The lease started 01/09/201997 until 01/09/2122

Council Tax

Council Tax band A
Kingston upon Hull City Council

EPC

EPC rating E

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 and timber frame under a tiled roof

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

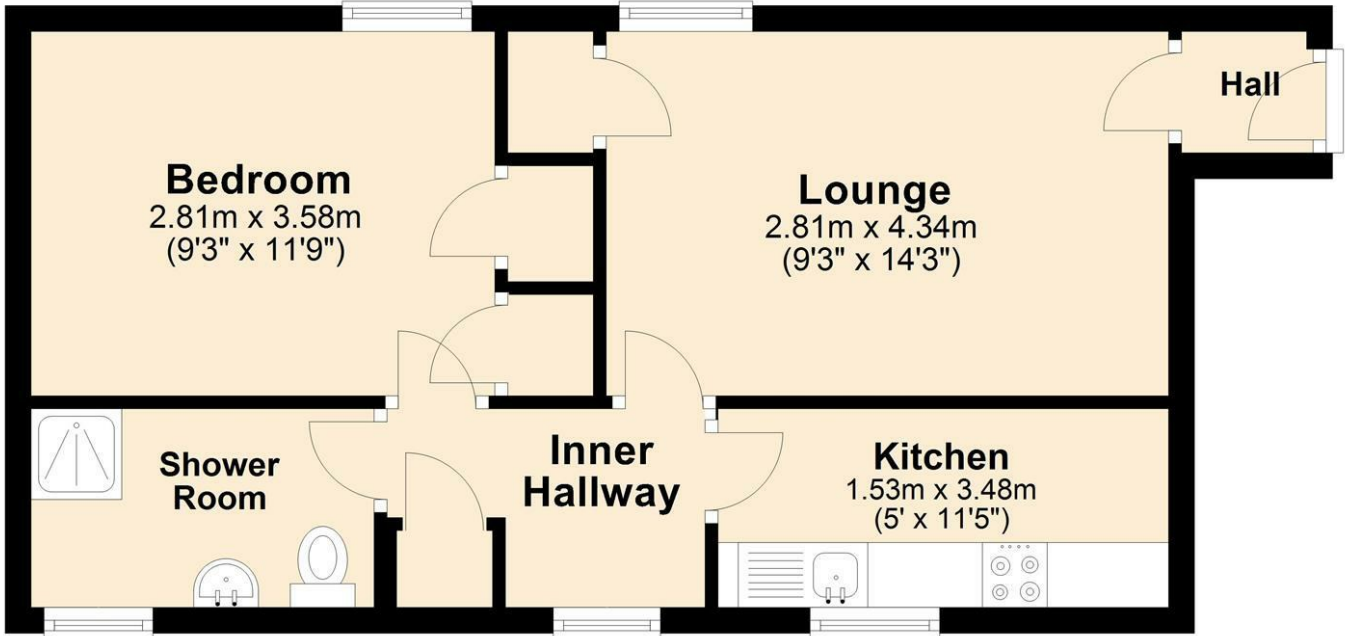
Planning - No

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.

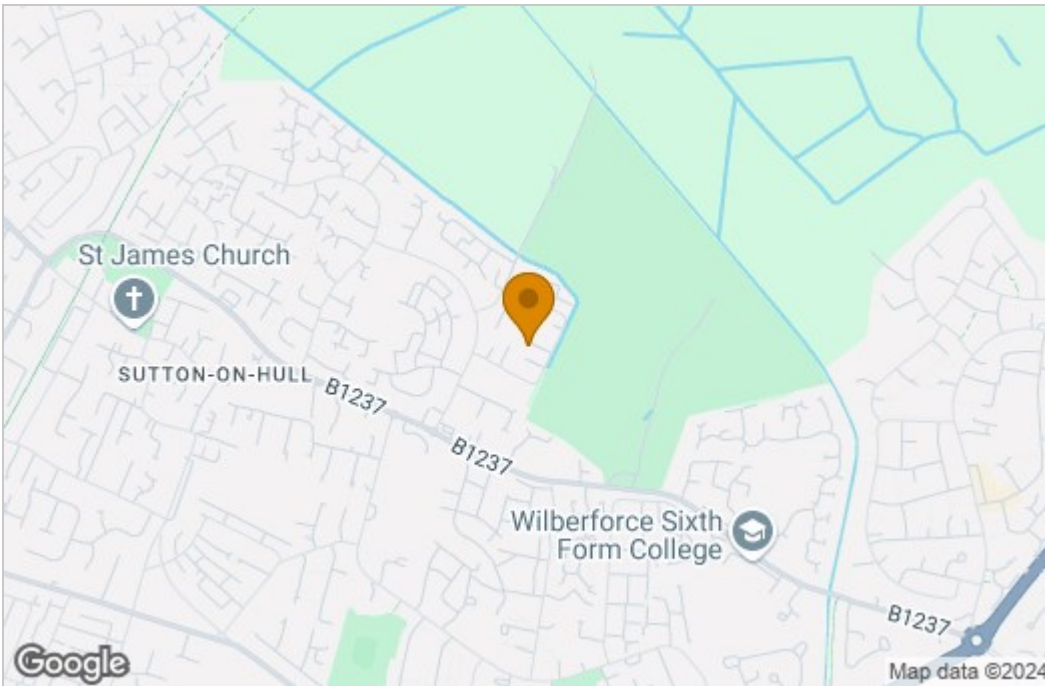
Floor Plan

First Floor

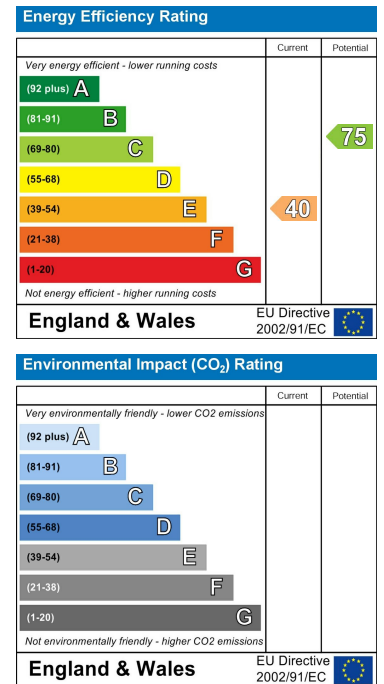


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.