

Whitakers

Estate Agents



16 Linn Park, Hull, HU7 3GD

Asking Price £115,000

GUIDE PRICE £115,000 - £120,000

This lovely, spacious 2 bedroom first floor apartment is available to purchase with NO ONWARD CHAIN!

Ideally situated in a quiet cul-de-sac on ever popular Kingswood, well positioned for the range of retail and leisure facilities available at nearby Kingswood Retail Park and The Village Green, the property also enjoys excellent transport links around the City and out to nearby Beverley.

Well presented throughout, the property briefly comprises; communal entrance with intercom entry, entrance hallway, spacious dining kitchen, stunning triple aspect lounge, 2 bedrooms, both with fitted wardrobes and a family bathroom.

Having the additional benefit of convenient allocated parking, electric heating and uPVC glazing, internal inspection is strongly recommended!

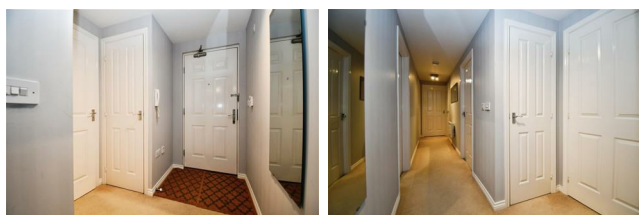
The Accommodation Comprises

Communal Entrance



The exterior entrance door leads into Communal entrance with stairs to upper floors and secure mailboxes. There is Intercom access for visitors and fob access for residents.

Entrance Hallway



The interior entrance door leads into spacious carpeted central hallway with electric wall heater and 3 storage cupboards.

Dining Kitchen 17'7 x 9'5 (5.36m x 2.87m)



Spacious dining kitchen with a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring halogen hob with extractor over and electric fan oven below, composite sink/drainers with mixer taps and plumbing for automatic washing machine. Space for under counter appliances, vinyl flooring, wall mounted electric heater, ample space for family dining and two uPVC exterior windows.

Lounge 17'2 x 12'9 (5.23m x 3.89m)



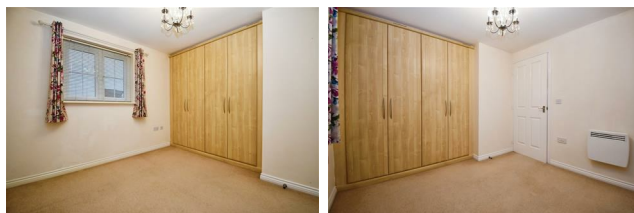
Bright and spacious lounge with triple aspect uPVC exterior windows, carpeted flooring, wall mounted electric fire and wall mounted electric heater.

Bedroom One 13'2 max x 13'4 (4.01m max x 4.06m)



With fitted wardrobes, carpeted flooring, wall mounted electric heater and uPVC exterior window.

Bedroom Two 11'6 x 9'9 (3.51m x 2.97m)



With fitted wardrobes, carpeted flooring, wall mounted electric heater and uPVC exterior window.

Bathroom 6'6 x 6'5 (1.98m x 1.96m)



Panel bath with mains shower over and fitted screen, low flush wc and pedestal hand wash basin. Chrome heated towel rail, tiled flooring, wall tiling to water sensitive areas, extractor fan and uPVC exterior window.

Outside



The property sits in communal grounds at the foot of a peaceful residential cul-de-sac with a numbered allocated parking space conveniently situated directly outside the communal entrance.

Tenure

The property is Leasehold and we are informed that the lease term is 150 years from 1/1/2006 however these details should be verified via Vendors Solicitors.

Council Tax

Kingston upon Hull City Council
Council Tax band B

EPC

EPC rating 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 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 - No

Flood Risk - Low

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

Broadband - Basic 20 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

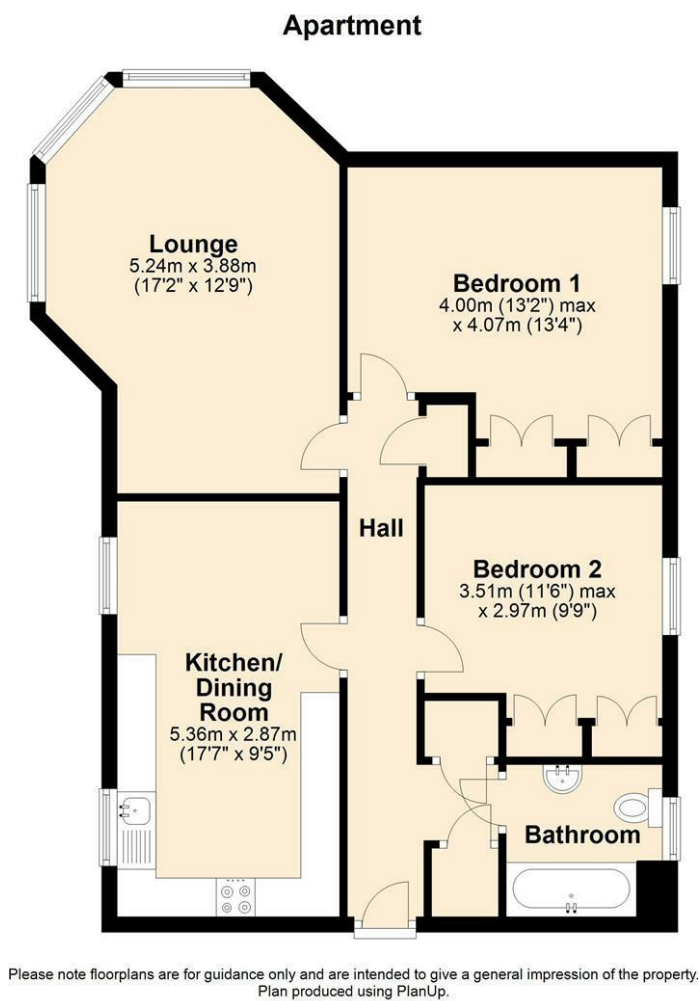
Planning - No

Whitakers Estate Agent Declaration:

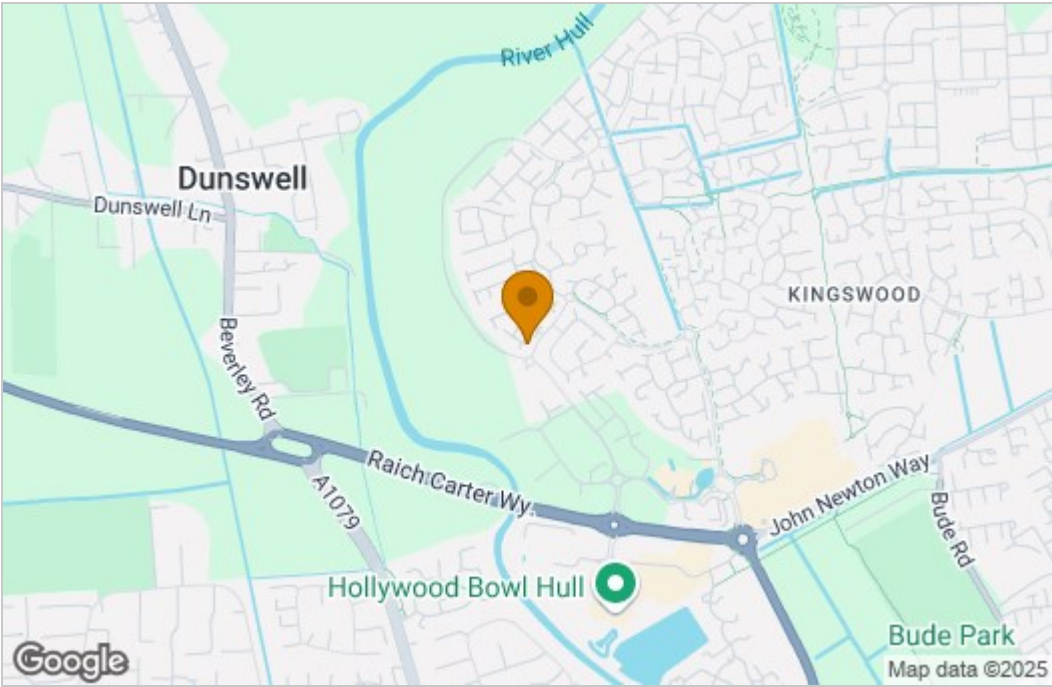
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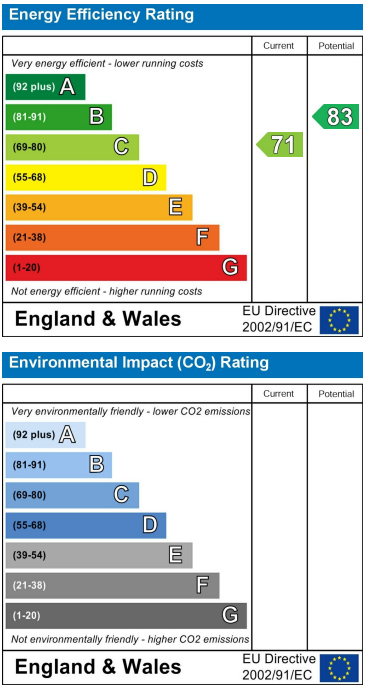
Floor Plan



Area Map



Energy Efficiency Graph



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