

Whitakers

Estate Agents



10B Village Court 26 Richmond Lane, Hull, HU7 3LF

Price Guide £95,000

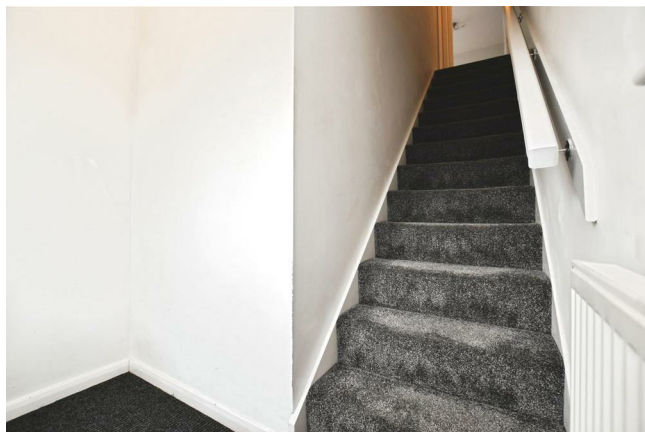
This superb one bedroom apartment is available to purchase with NO ONWARD CHAIN!

Presented in "move-in" condition with modern décor throughout, the property is ideally positioned close to the popular and sought after "Village Green" and also within close proximity of the wide range of retail and leisure facilities at Kingswood Retail Park!

Being ideal for First Time buyers and Investors alike, the property briefly comprises; entrance hall, landing, through lounge/dining room and kitchen, bedroom and bathroom together with a low maintenance front garden and allocated parking. Also benefitting from uPVC glazing and gas central heating, internal viewing is strongly recommended!!

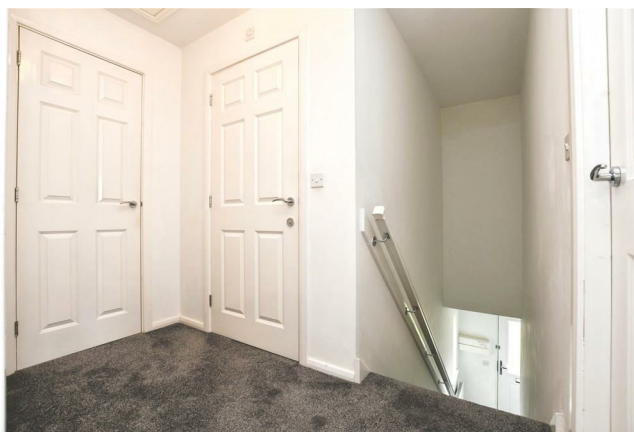
The Accommodation Comprises

Entrance Hallway



Composite entrance door into hallway with uPVC side window, carpeted flooring and stairs up to living accommodation.

Landing



With carpeted flooring, central heating radiator, built in storage cupboard and loft access hatch.

Lounge/Dining Room/Kitchen 11'4 max x 22'10 (3.45m max x 6.96m)



Kitchen with a range of fitted wall and base units, contrasting work surfaces and splashbacks, 4 ring gas hob with extractor over and electric fan oven below. 1 1/4 bowl stainless steel sink drainer, plumbing for automatic washing machine, space for fridge freezer and uPVC external window. Laminate flooring extends through to lounge/dining room with central heating radiator, space for dining table and uPVC external window.

Bedroom 10' x 11'8 (3.05m x 3.56m)



With carpeted flooring, central heating radiator and uPVC external window.

Bathroom 7'9 x 8'4 (2.36m x 2.54m)



Spacious bathroom comprising panel bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Tiled flooring and wall tiling to water sensitive areas, central heating radiator, ceiling spotlights, extractor fan and uPVC external window.

Outside



To the front of the apartment there is a low maintenance gravelled garden with low level wrought iron fence boundary, to the side of the apartment there is a bin store with timber fence. The apartment has an allocated parking space.

Tenure

The property is leasehold. We are informed that the lease is 125 years from 2018 however purchasers should check this information via vendors solicitors

Council Tax

Council Tax band A
Kingston upon Hull City Council

EPC

EPC rating B

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 Limited

Three None

O2 Limited

Vodafone Limited

Broadband - Ultrafast 1000 Mbps,

Coastal Erosion - No

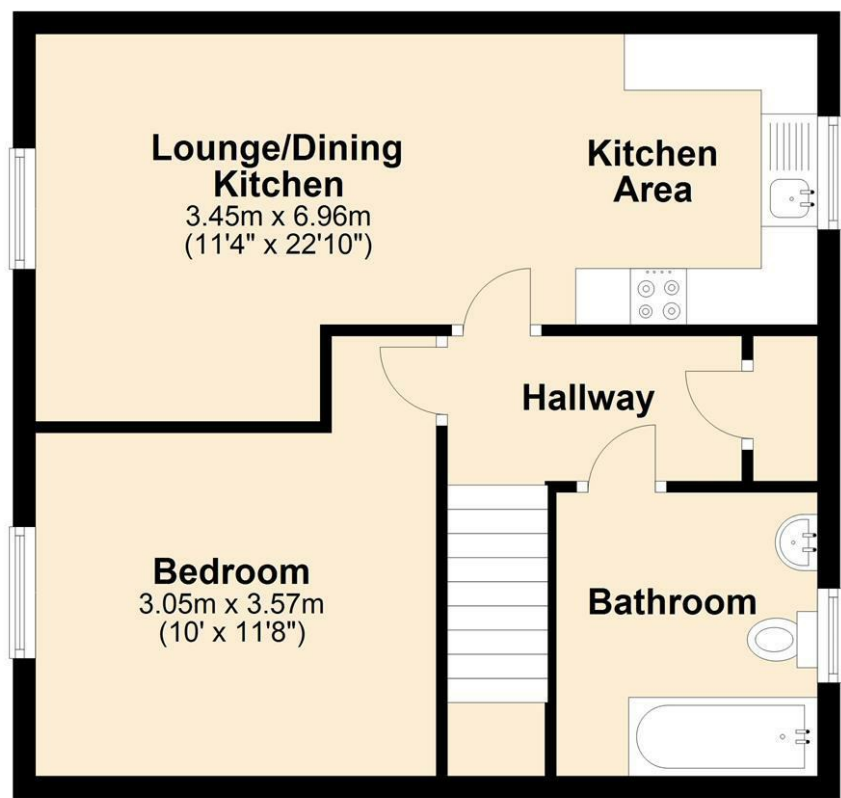
Coalfield or Mining Area - No

Planning - None

Whitakers Estate Agent Declaration:

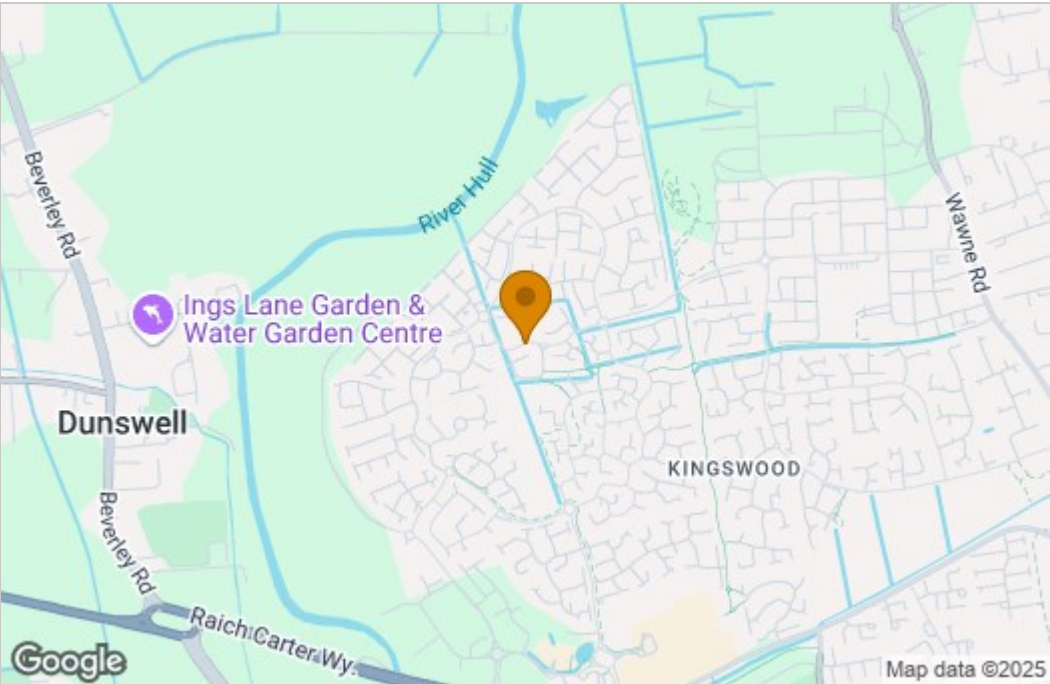
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Apartment

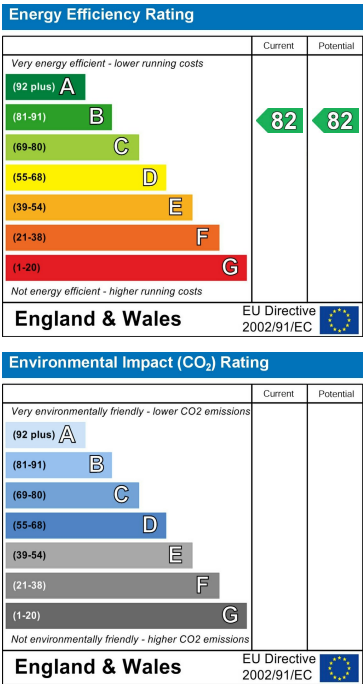


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.