

Whitakers

Estate Agents



45 New Forest Way, Hull, HU7 3FX

Guide price £150,000

*** GUIDE PRICE £150,000 - £160,000 ***

This STUNNING 2 bedroom Coach house really does need to be viewed to be fully appreciated.

Having been fully modernised by the current owner to the highest standard, the property is available in true SHOW HOME condition!

Tastefully and stylishly presented throughout, the property is ideally located on the ever popular Kingswood development, well positioned for the wide range of retail and leisure facilities of nearby Kingswood Retail Park as well as highly regarded local schools, the property would be ideal for young professionals, small families and downsizers alike!

Briefly comprising; entrance hallway with stairs leading to first floor landing, stunning lounge with media wall and Juliette balcony, contemporary integrated kitchen, inner hallway, 2 bedrooms both with fitted wardrobes and a modern bathroom. Also benefitting from garage below and off road parking together with gas central heating and uPVC glazing throughout, internal inspection is strongly recommended!

The Accommodation Comprises

Entrance Hallway



Composite entrance door into hallway with carpeted flooring, central heating radiator, internal door into garage and stairs up to first floor landing.

Landing



With carpeted flooring, central heating radiator and "velux" style roof window. Door leads into....

Lounge 13'2 x 17'8 (4.01m x 5.38m)



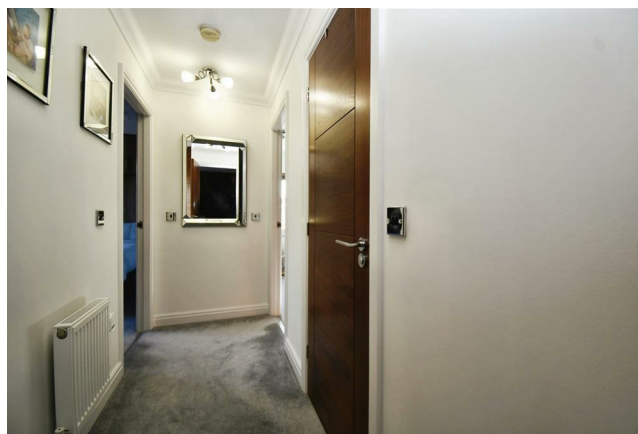
Stunning bright and spacious lounge with carpeted flooring, media wall with storage, central heating radiator and Juliette balcony to front aspect.

Kitchen 8" x 7'10" (2.44m x 2.39m)



Contemporary modern kitchen fitted with a range of grey gloss wall and base units, contrasting work surfaces and splash-backs. 4 ring gas hob with electric fan oven below and extractor over, composite sink drainer and integrated automatic washing machine with ceiling spotlights and uPVC window to front aspect.

Inner Hallway



With carpeted flooring and central heating radiator.

Bedroom One 11'6 x 9'10 max (3.51m x 3.00m max)



With fitted sliding wardrobes, carpeted flooring, central heating radiator and uPVC window to front aspect

Bedroom Two 11'6 x 7'8 max (3.51m x 2.34m max)



With fitted sliding wardrobes, carpeted flooring, central heating radiator and uPVC window to side aspect

Bathroom 6'6 x 5'6 (1.98m x 1.68m)



Modern bathroom comprising bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Central heating radiator, part tiled walls and "velux" style window to rear aspect.

Garage

Single garage located below the living accommodation with up and over door and internal door into entrance hallway.

Outside



The property is located on a walled and block paved courtyard with off road parking to the front of the garage.

Tenure

The property and garage are Leasehold. The lease commenced on 11 November 2013 for a term of 125 years Exp. on 31 December 2138.

The additional two garages are leasehold and are leased to other residents who contribute a yearly rental fee which we are informed is £50 per unit/per annum and a contribution towards the buildings insurance of 12.5% per unit which is recovered by the freeholder.

Prospective purchasers should make relevant enquiries to the Vendors solicitors.

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating 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 - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, O2

Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

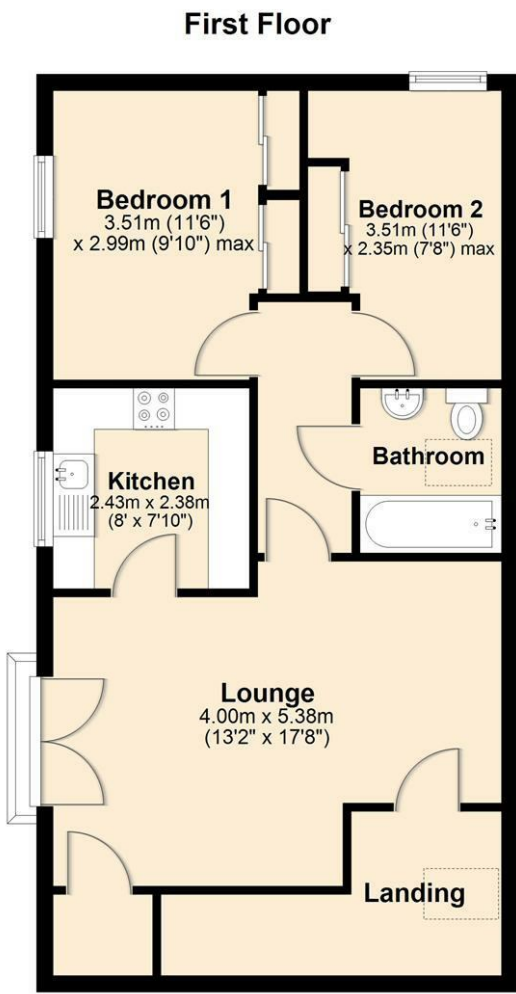
Coalfield or Mining Area -

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.

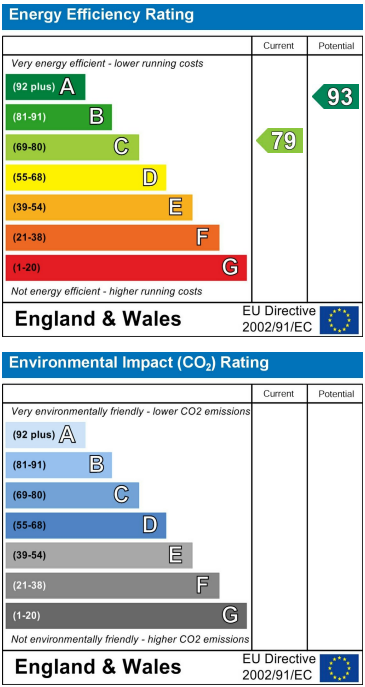
Floor Plan



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.