

Whitakers

Estate Agents



19 Gleneagles Park, Hull, HU8 9JP

Offers Around £45,000

This 1 Bedroom property is available to purchase with NO ONWARD CHAIN!

****INVESTMENT OPPORTUNITY****

The property is well located in a popular and sought after area close to local shops, schools and amenities and would make a perfect investment!
The property is in need of modernising/updating throughout.

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

The property stands in communal grounds with the benefit of UPVC glazing and warm air 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 Hall



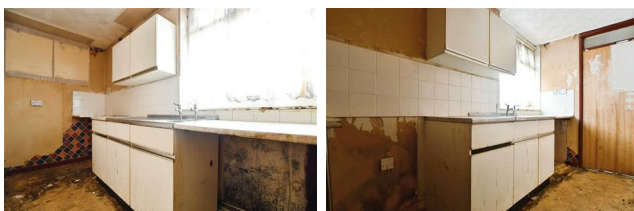
A composite front entrance door leads into the Entrance Hall area with internal door into...

Lounge



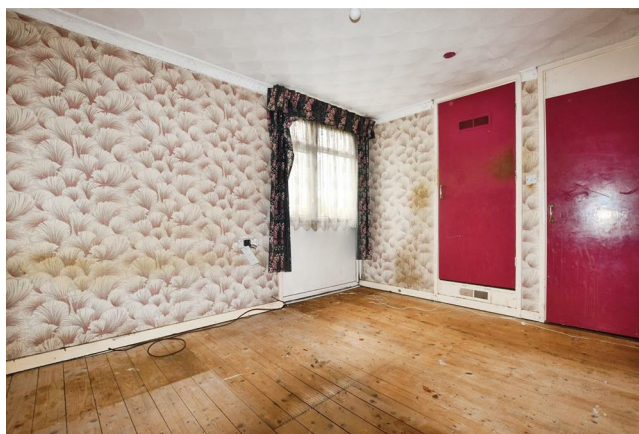
Spacious lounge with laminate flooring, UPVC window to front, warm air heating and storage cupboard

Kitchen



A separate kitchen with a range of fitted wall and base units, laminate worktops, stainless steel sink with tiled splash back, updating needed, UPVC window to rear.

Bedroom



Spacious double bedroom, UPVC window to front with warm air heating.

Bathroom



Walk in tiled shower with electric wall mounted shower unit, wc and hand wash basin. UPVC double glazed window, full tiled walls, in need of updating.

Outside



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

Tenure

The property is leasehold and lease details should be obtained via Vendors Solicitors. 125 years commencing on and from 22 December 2008

Council Tax
Hull City Council - band A

EPC

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 11 Mbps

Ultrafast 1500 Mbps

Coastal Erosion - No

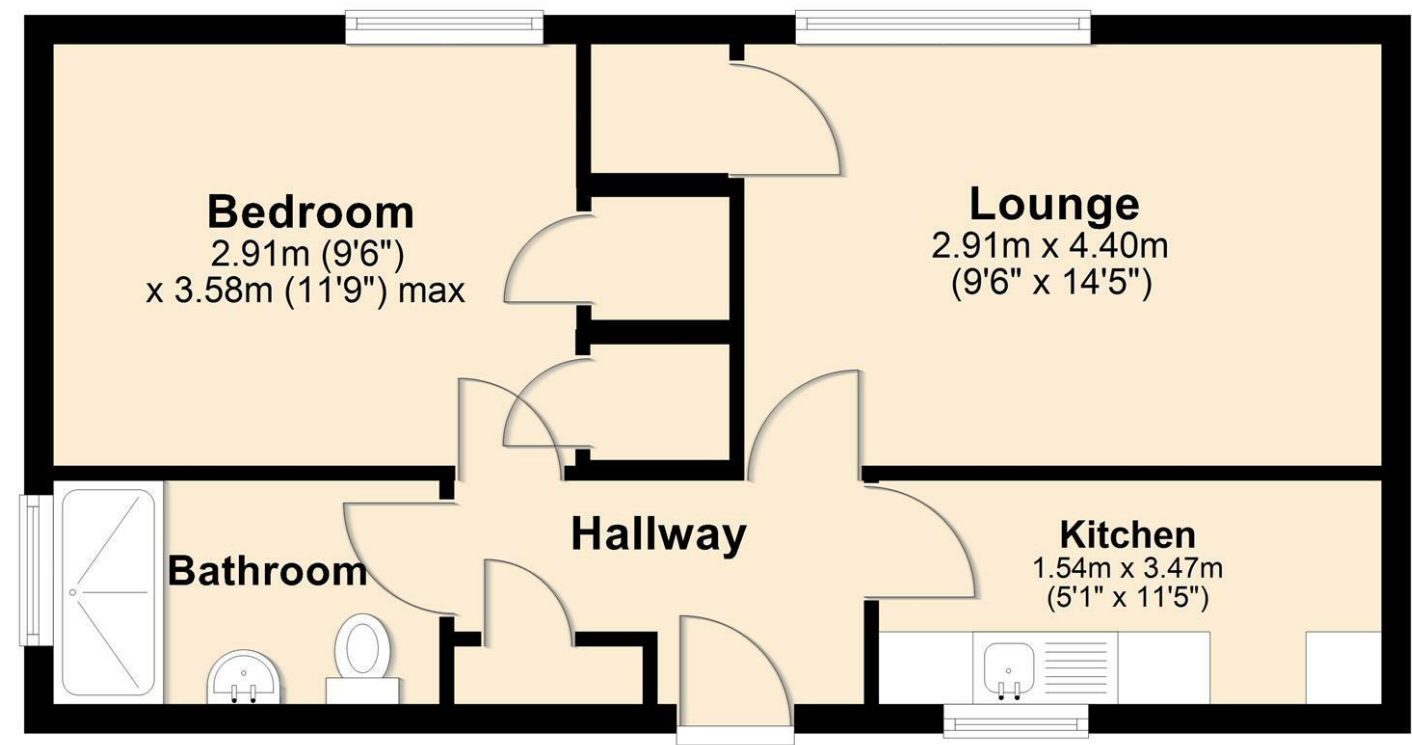
Coalfield or Mining Area - No

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.

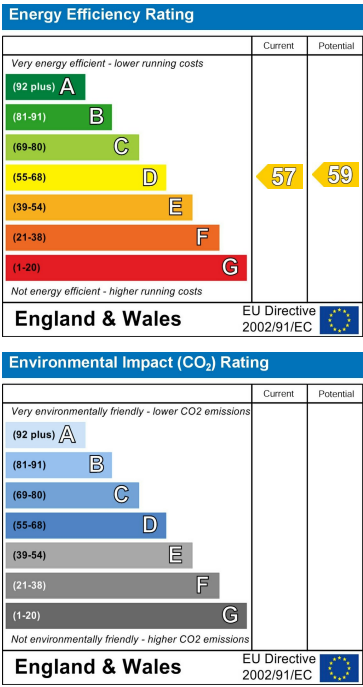
Apartment



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.