



## 38 Ha'penny Bridge Way

, Hull, HU9 1HD

£120,000



Well presented, GROUND FLOOR apartment, situated in the popular and sought after Victoria Dock with views of the Slip Way.

Larger than average, the property boasts two double bedrooms, dining kitchen and modern bathroom. With allocated parking to the front with additional visitor parking, communal gardens to the rear, close to all Victoria Dock amenities and walking distance into Hull City Centre, this is sure to appeal to first time buyers, downsizers and investors alike.

Viewing essential and can be arranged via our office, don't miss out!





## Summary

Well presented, GROUND FLOOR apartment, situated in the popular and sought after Victoria Dock with views of the Slip Way.

Larger than average, the property boasts two double bedrooms, dining kitchen and modern bathroom. With allocated parking to the front with additional visitor parking, communal gardens to the rear, close to all Victoria Dock amenities and walking distance into Hull City Centre, this is sure to appeal to first time buyers, downsizers and investors alike.

Viewing essential and can be arranged via our office, don't miss out!

### Communal Entrance

With communal access to the front and rear via door with secure intercom access. The communal areas are well maintained and equipped with courtesy lighting, accessible meter cupboards and access to communal stairwells to subsequent floors.

### Hallway

Welcoming entrance into the apartment via panelled door. With herringbone flooring and radiator.

### Lounge 15'9" x 11'4" (4.81m x 3.47m)

A spacious lounge with two UPVC double glazed windows to the front, herringbone flooring and radiator.

### Dining Kitchen 14'2" x 10'11" (4.32m x 3.34m)

A bright room, fitted with a range of base and wall mounted units, laminated worksurfaces with tiling to splashback areas, inset stainless steel sink unit, freestanding cooker and space for other appliances. With water resistant laminate, two UPVC double glazed windows and radiator.

### Bedroom One 13'6" x 9'11" (4.14m x 3.03)

A spacious double bedroom to the front, with UPVC double glazed window, herringbone flooring and radiator.

### Bedroom Two 10'9" x 8'10" (3.28m x 2.70m)

Second double bedroom, to the rear with UPVC double glazed window, herringbone flooring and radiator.

### Bathroom 10'8" x 5'6" (3.26m x 1.70m)

Fitted with a modern three-piece suite in white, comprising, panelled bath with electric shower over, pedestal sink and low level WC. With UPVC double glazed window to the rear, tiling to splashback areas, water resistant laminate flooring and radiator.

### Outside

Externally, to the front is allocated parking with additional labelled visitor bays and views of the Slip Way. To the rear is a secure communal garden which is mainly laid to lawn, with planted areas and bin storage.

### Council Tax Band

We have been advised the property is council tax band B, payable to Hull City Council.

### ADDITIONAL INFORMATION

#### Tenure:

Leasehold - 125 years from 1 July 1989

#### Service Charge:

£1,152 Per Annum (paid monthly at £96)

#### Ground Rent:

Peppercorn ground rent, included in service charge

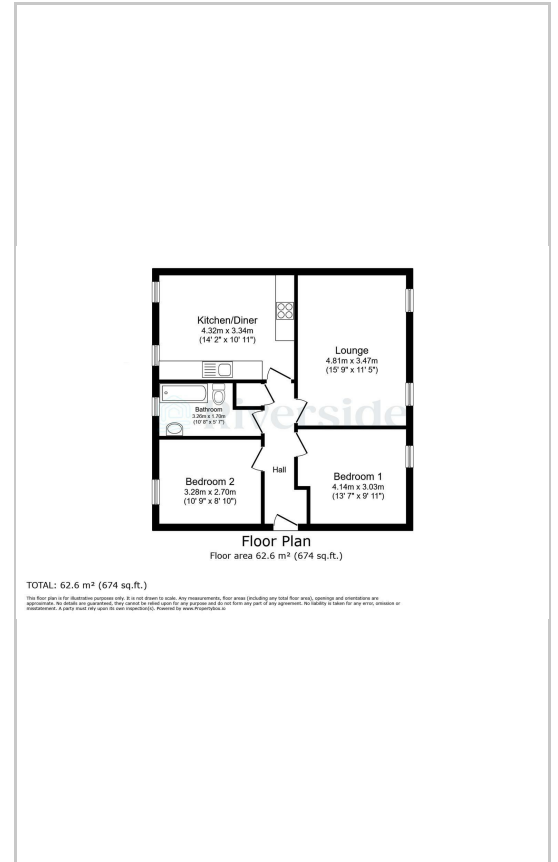
#### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

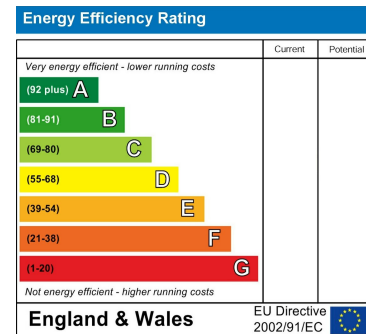
## Area Map



## Floor Plans



## 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.

180a Kingston Road, Willerby, East Riding of Yorkshire, HU10 6LX

Tel: 01482 322411 Email: enquiries@riversideproperty.co.uk www.riversideproperty.co.uk