



34 Ha'penny Bridge Way

, Hull, HU9 1HD

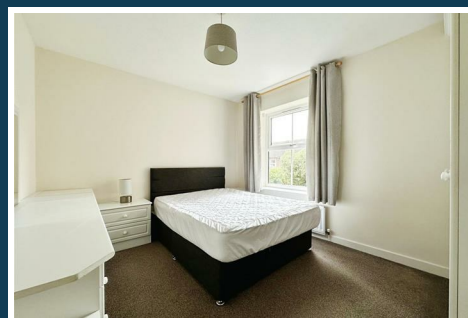
Offers over £130,000



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, Hull, HU9 1HD

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Summary

INVITING OFFERS OVER £130,000!

Offered for sale with NO ONWARD CHAIN is this immaculately presented, FIRST 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 with fitted furniture, modern dining kitchen with Juliet balcony and bathroom with white three-piece suite. 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 laminate flooring, radiator and storage cupboard.

Lounge

15'11" x 12'0" (4.87m x 3.66m)

A spacious lounge with UPVC double glazed window with view of the slipway, feature fireplace with electric stove style fire, laminate flooring and radiator.

Dining Kitchen

14'2" x 11'1" (4.32m x 3.40m)

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, inset four-ring gas hob with extractor over and built in oven below and space for other appliances. With laminate flooring, UPVC double glazed window and Juliet balcony and radiator.

Bedroom One

11'11" x 9'7" (3.65m x 2.94m)

A double bedroom with UPVC double glazed window, fitted furniture, including wardrobes and drawers, carpet flooring and radiator.

Bedroom Two

9'3" x 8'5" (2.82m x 2.58m)

Second double bedroom with UPVC double glazed window, fitted wardrobes, carpet flooring and radiator.

Bathroom

9'3" x 5'8" (2.82m x 1.74m)

With UPVC double glazed window. Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink and low level WC. Finished with tiling to the splashback areas, vinyl flooring and chrome heated towel rail.

Tel: 01482 322411

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

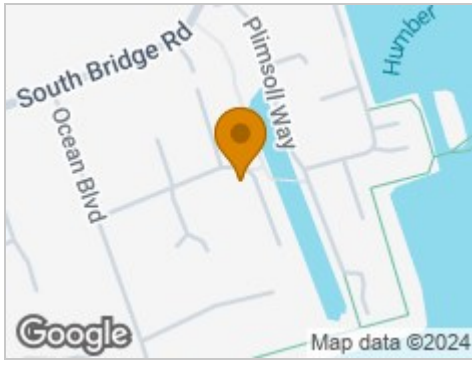
Disclaimer:

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.



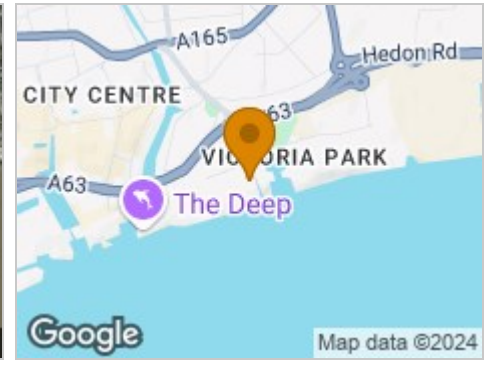
Road Map



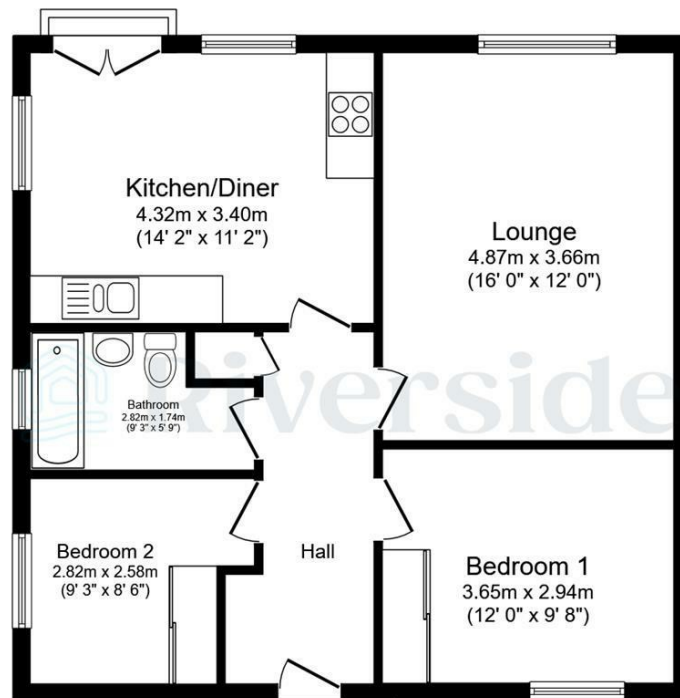
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 64.0 m² (688 sq.ft.)

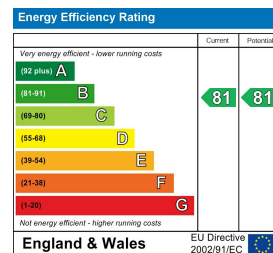
TOTAL: 64.0 m² (688 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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.