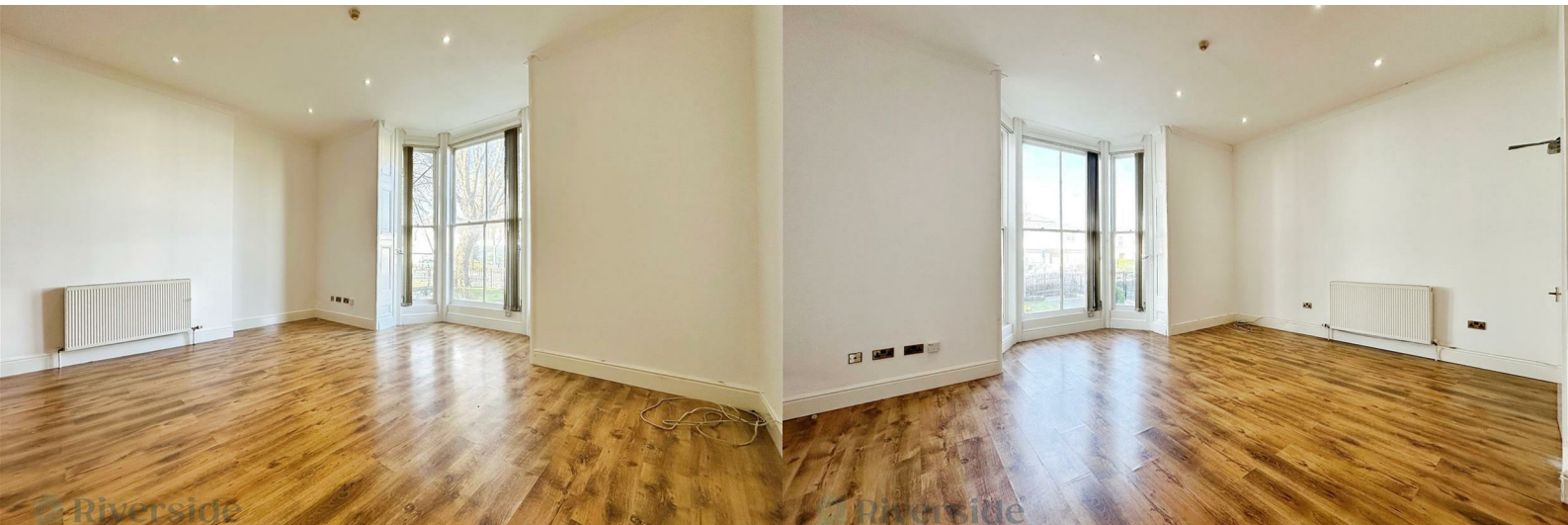




Flat 1, 76 Beverley Road

, Kingston Upon Hull, HU3 1YD

£55,000



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Ground Floor

Communal Entrance

Communal entrance to front via solid door with secure intercom system.

Entrance Hallway

Flat entrance to the ground floor via solid door, with receiver for intercom system and radiator.

Open Plan Living/ Kitchen

23'2" x 19'1" (max) (7.07m x 5.84m (max))

A light and spacious room to the front with double glazed bay window, two radiators and laminate flooring. Kitchen fitted with a range of base and wall mounted units, laminated worksurfaces, inset stainless steel sink, inset hob with extractor over and built in oven below and space for under counter fridge and washing machine.

Bedroom

16'3" x 9'6" (4.96m x 2.92m)

Double bedroom to the rear with UPVC double glazed window, carpet flooring, radiator and boiler housed within cupboard.

Bathroom

9'7" x 6'3" (2.93m x 1.91m)

Fitted with a three-piece suite in white, comprising, panelled bath with shower attachment over, pedestal sink unit and low level WC. With full tiling to the walls, radiator and built in storage cupboard.

Externally

Outside to the front is a communal garden, mainly laid to lawn and the rear is further communal

gardens and residents parking, accessed via the ten foot.

Council Tax

We have been advised the property is Council Tax Band A, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

Leasehold - 125 years from 1 September 2005

Service Charge:

£480 Per year

Ground Rent:

£100 per year.

Tel: 01482 322411



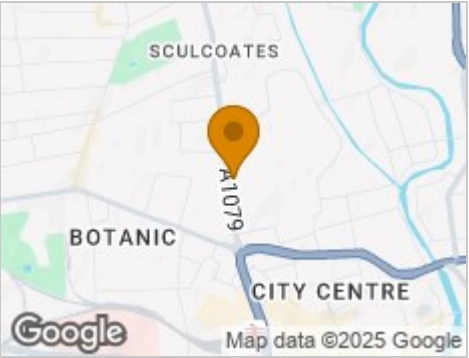
Road Map



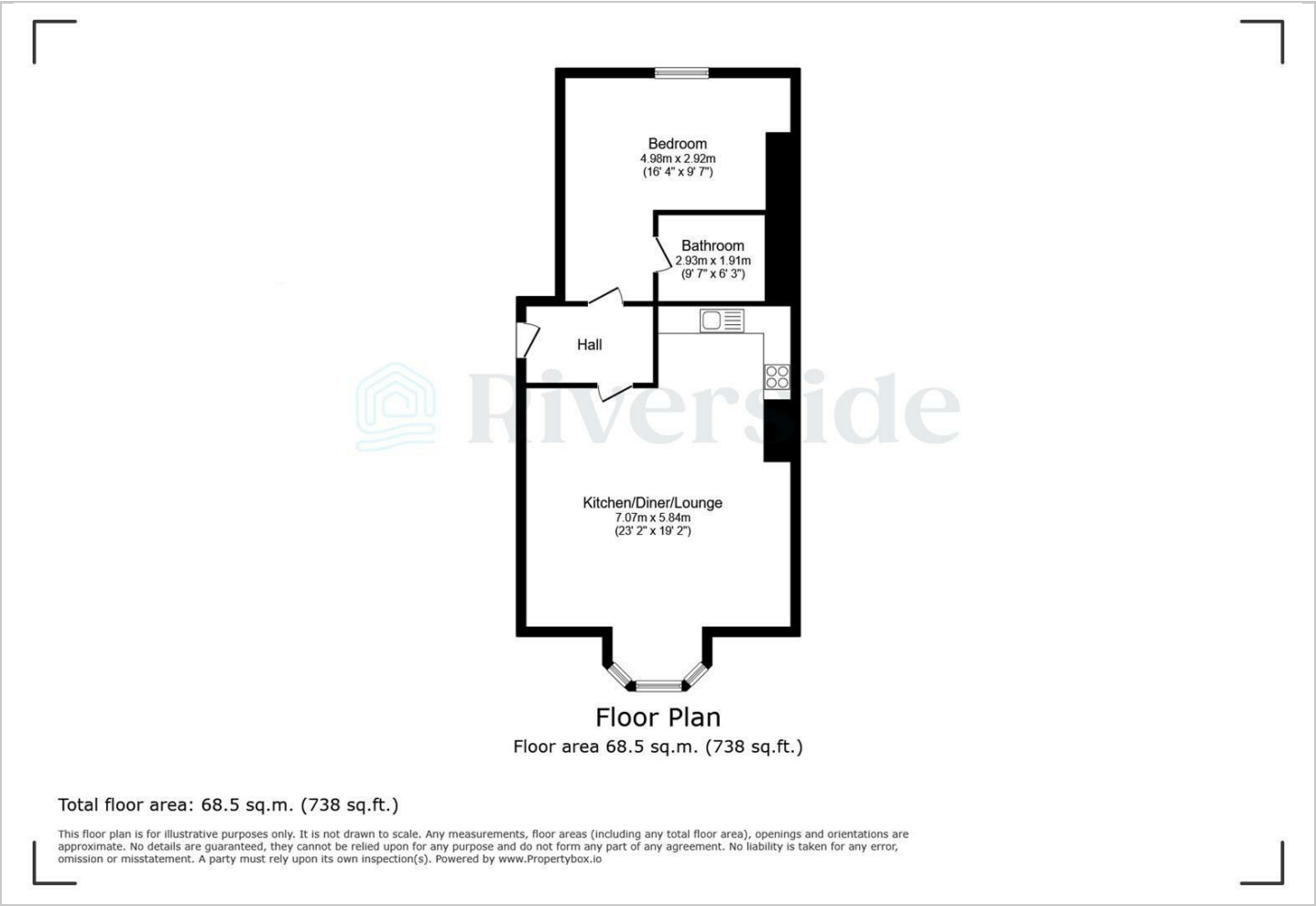
Hybrid Map



Terrain Map



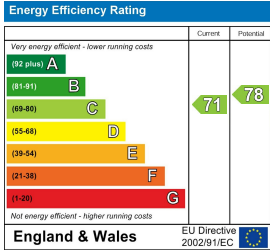
Floor Plan



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