



41 Ha'penny Bridge Way

, Hull, HU9 1HD

£129,950



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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 upper floors.

Entrance Hallway

Welcoming entrance into the apartment via panelled door. With access to all rooms and radiators.

Lounge

11'7" x 16'0" (3.54m x 4.89m)

A spacious lounge with UPVC double glazed window and UPVC door opening out to a balcony area to the front, carpet flooring and radiator.

Kitchen

14'5" x 11'0" (4.41m x 3.37m)

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 gas hob with extractor over and electric oven below, integrated fridge/ freezer and space for washing machine. With UPVC double glazed window and radiator.

Bedroom One

11'7" x 9'9" (3.54m x 2.98m)

A spacious double bedroom, with UPVC double glazed window, carpet flooring and radiator.

Bedroom Two

9'7" x 8'9" (2.94m x 2.68m)

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

Bathroom

11'2" x 5'8" (3.42m x 1.73m)

A modern four-piece suite in white, comprising panelled bath, shower cubicle, sink with vanity unit and low level WC. With semi tiled walls, heated towel rail and UPVC double glazed window.

Outside

Externally, there is allocated parking with additional labelled visitor bays. To the other side of the building is a footpath along the Slip Way which can be directly accessed via the apartment.

Council Tax

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

ADDITIONAL INFORMATION

Tenure:

Leasehold - 99 years from 1 July 1989

Service Charge:

£1,200 Per Annum

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.

Tel: 01482 322411



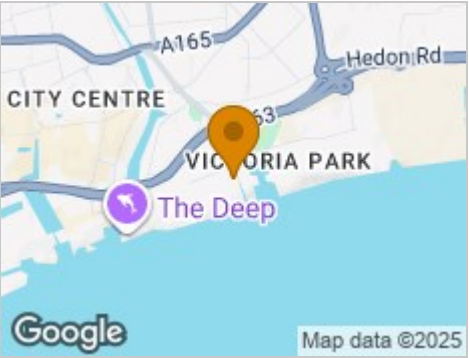
Road Map



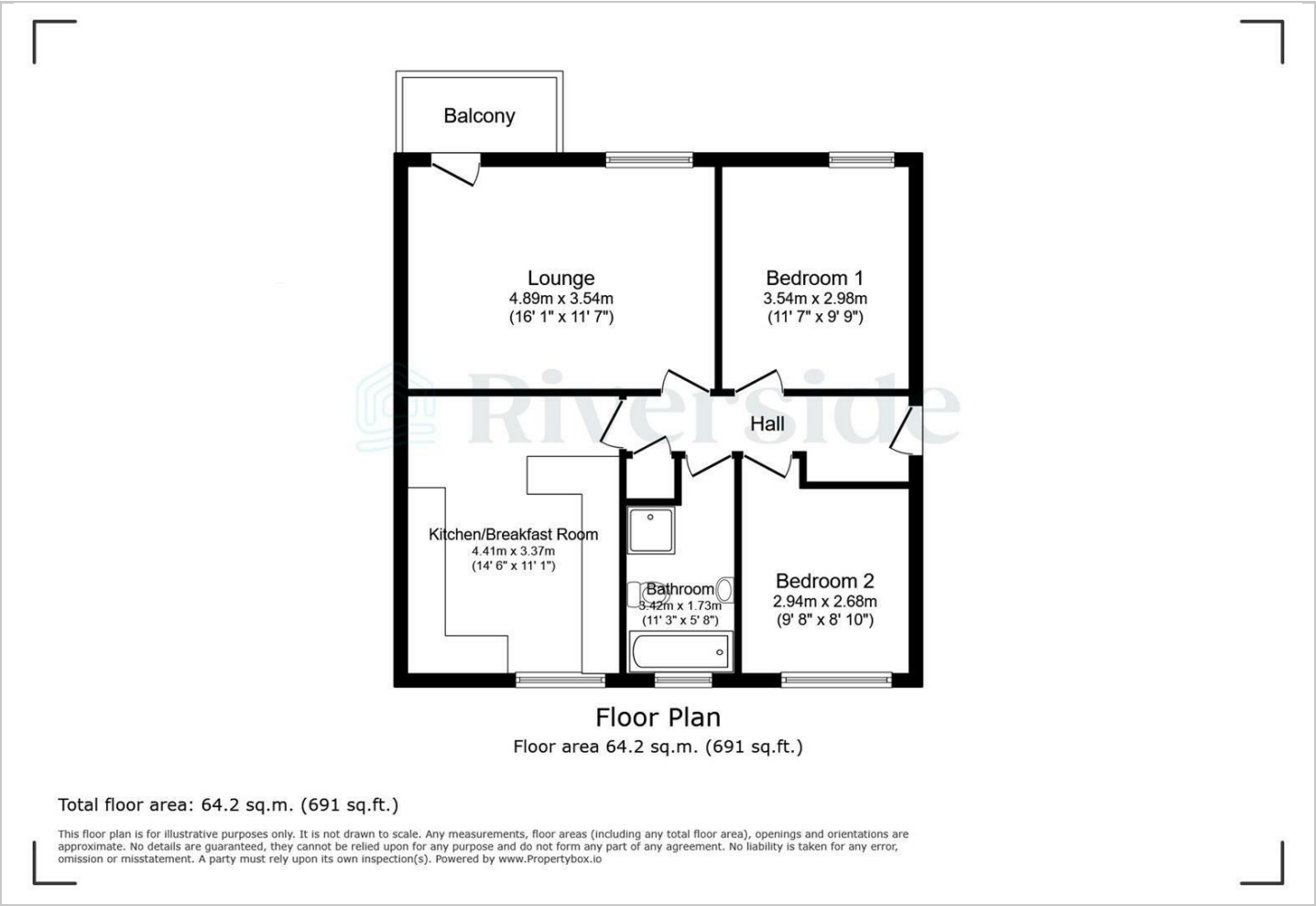
Hybrid Map



Terrain Map



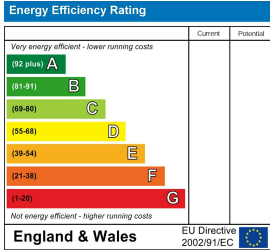
Floor Plan



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.