



## Queens Dock Avenue, Hull, HU1



**Offers Over £200,000**



This city centre ground floor apartment is now available! Beautifully-presented throughout and selling with NO CHAIN involved! Briefly offering 2 bedrooms, en-suite, lounge/kitchen and bathroom.

Conveniently situated in the heart of Hull City Centre, it offers lots of shops, restaurants and historical buildings. You can find everything from big-name stores to cosy cafes, all within walking distance, It's a great place to explore and experience the heart of the city!

### Property **HIGHLIGHTS**

2 Bedrooms

Open Plan Living

En-Suite

Building Security

Ground Floor

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## Property DETAILS

### **Entrance Hall,**

With laminate flooring, radiator, doors leading to bathroom, lounge/kitchen and bedrooms.

### **Lounge/Kitchen,**

With laminate flooring, double glazed windows, radiator, open plan living with kitchen/dining area, door leading to entrance hall, door leading to boiler room, storage cupboards, extractor hood, laminate work surfaces, sink/drainage, hob, space for appliances, integrated oven and microwave.

### **Bedroom 1,**

With carpet flooring, radiator, double glazed window and door leading to en-suite.

### **En-Suite,**

With vinyl flooring, WC, shower cubicle and wash hand basin.

### **Bedroom 2,**

With carpet flooring, double glazed windows and radiator.

### **Viewings,**

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

### **Fixtures & Fittings ,**

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

### **Free Market Appraisals / Property Valuations,**

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

### **Free Mortgage Consultations,**

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

### **About Us,**

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

### **Disclaimer,**

Here at Wigwam Homes we try to ensure that all information in the advertisements are correct. However, we do advise any potential buyers to conduct their own viewing. The Agent has not checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure.



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Company number: 08768041

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