



Flat 3, 417 Beverley Road

Hull

HU5 1LX

£45,000

NO CHAIN INVOLVED! This is an ideal opportunity for the investor or first time buyer. A ground floor Studio Solo Apartment which benefits from double glazing and comprises Lounge/Bedroom opening to fitted Kitchen with oven and hob, Bathroom and WC (off). The property also benefits from residents rear private courtyard parking and is a great opportunity to put your own stamp on it.



Property Features

- Ground Floor Studio Apartment
- Open Plan Fitted Kitchen
- Double Glazing
- Private Rear Residents Courtyard Parking
- Great Opportunity
- Ideal First Time Buyer/Investor
- Very Convenient Location
- No Chain Involved

Full Description

LOCATION

The property is situated on the main road of Beverley Road therefore providing good access for local amenities including shops, public transport and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALLWAY

Leading to :-

GROUND FLOOR APARTMENT

OPEN PLAN LOUNGE/BEDROOM

18' 7" x 8' 7" (5.66m x 2.62m)

With two uPVC double glazed windows which overlook the

rear, main entry door and TV point.

OPEN PLAN KITCHEN

9' 10" x 5' 5" (3m x 1.65m)

With stainless steel sink and drainer with mixer tap, worktop surface areas with tiled surrounds, built-in under oven and 4 ring hob, extractor/cooker hood and fitted base and wall-mounted units.

BATHROOM

8' 1" x 5' 8" (2.46m x 1.73m)

With panelled bath having handle grips and separate shower over, pedestal wash hand basin, low level WC, two sealed unit double glazed windows and built-in cupboard housing tank.

WC (OFF)

With tiled areas, wall-mounted electric heater and low level WC.

OUTSIDE

To the front of the property there is communal forecourt area and to the rear there is a private residents courtyard parking.

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). The Lease commenced on 1st January 1991 for a period of 999 years. The vendor currently pays £35 per month to the tenant society.

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.



Full Description

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

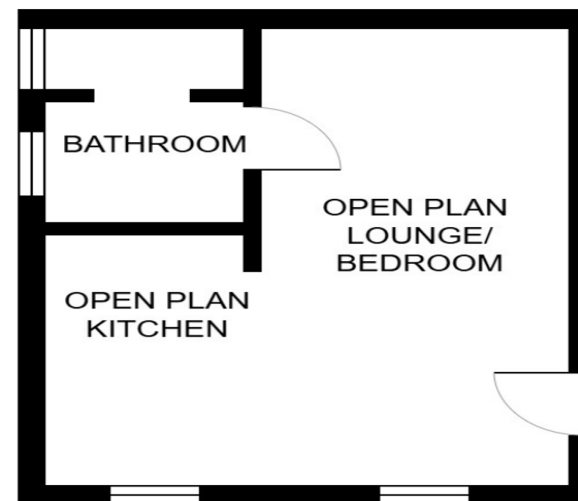
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Monday to Friday 9am to 5pm
Saturday 10am to 1pm.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		