



QUICK & CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



Apartment 3 65 Woodheys Park, Hull HU7 3AU
£84,950

- Ground floor apartment
- No forward chain
- Open aspect Lounge Kitchen
- Two Bedrooms
- Modern Bathroom
- Single Garage
- One parking space
- Popular location
- Viewing is a must!
- EPC: C Council Tax: awaited

Located within this popular residential area and offered to the market with no forward chain, this ground floor two bedroom apartment is available to view.

Enjoying uPVC double glazing and electric wall heaters, the property offers a great opportunity to first time buyers, investors and those looking for ground floor living.

Entrance Hallway with storage cupboards, open aspect Lounge Kitchen, two Bedrooms and a bathroom. There are communal gardens, and this property benefits from an allocated car space and a single garage.

This apartment offers a great opportunity and an early viewing is a must!

LOCATION

The property is located at the head of the cul-de-sac forming Woodheys Park, which is accessed off Runnymede Lane in the centre of this very popular residential location forming Kingswood.

The apartment is situated at the back of this purpose-built block and facing onto communal gardens. The property is ideally situated just off a path/cycle route which leads to Kingswood retail park and the large Asda supermarket.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

A door leads into the apartment where there are two useful storage cupboards.

OPEN PLAN LIVING DINING KITCHEN

19' x 11'10 max (5.79m x 3.61m max)
uPVC double glazed window to the front elevation and wall-mounted electric flame effect fire. To the kitchen area there is a good range of modern maple style base and wall units with worksurfaces and breakfast bar. Stainless steel single electric oven, ceramic hob with stainless steel splashback and chimney extractor, sink unit with drainer and mixer tap. uPVC double glazed window to the side elevation and wood laminate flooring to the kitchen area.

BEDROOM 1

9'10 into recess x 10'6 (3.00m into recess x 3.20m)
uPVC double glazed window to the front elevation, wardrobes with sliding doors provide hanging and storage facilities.

BEDROOM 2

10' x 6'6 (3.05m x 1.98m)
uPVC double glazed window to the front elevation.

BATHROOM

9'2 x 4'8 (2.79m x 1.42m)
Three piece suite in white enjoying low level WC, pedestal wash basin and panelled bath with thermostat shower over, tiling to wet areas.

EXTERNAL

The property enjoys communal gardens which are maintained under the maintenance agreement. There is a single garage which is located directly opposite the apartment to the far right, and one allocated car parking space.

SERVICES

Mains water, drainage and electric are available or connected to the property.

CENTRAL HEATING

The property benefits from electric heaters.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

£119 monthly maintenance this includes window cleaning, buildings insurance and maintenance of communal areas. Annual ground rent is £160. Start of lease 27th June 2008, 155 years to year 2163.

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

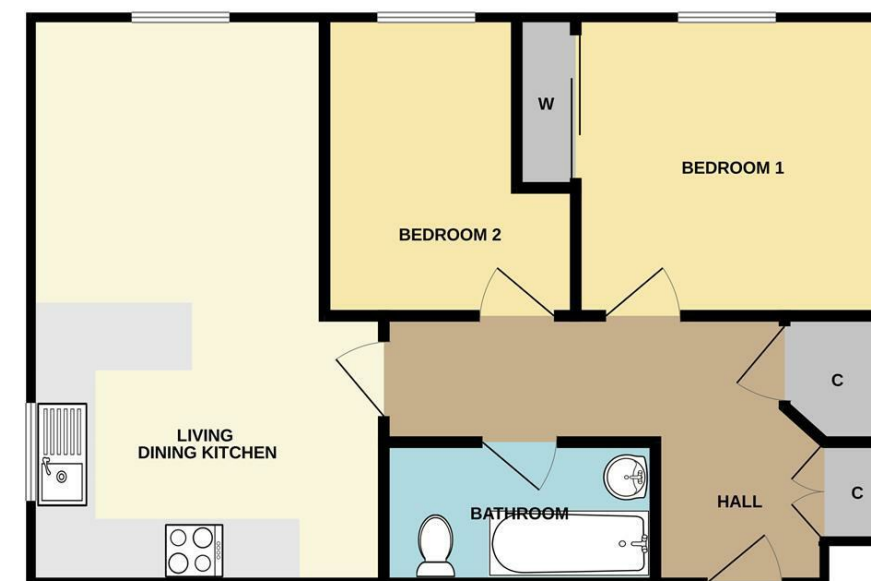
FINANCIAL SERVICES

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With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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 contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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