



Elm Street, Hull HU5 2QH



welcome to

Elm Street, Hull

Situated in this convenient location, this ground floor 2 bedroom flat is located a short walk away from local amenities and has its own parking facilities.



Entrance Hall

With a storage cupboard and a radiator.

Lounge

13' 3" x 11' 8" (4.04m x 3.56m)

With a radiator and a double glazed window to the front.

Kitchen

10' 7" x 10' 11" (3.23m x 3.33m)

With a fitted kitchen with a wall and base units, work surfaces, a sink and drainer unit, a gas cooker and oven unit, cooker hood, plumbing for a washing machine, space for a fridge freezer, and a radiator.

Bedroom 1

11' x 10' 5" to back of wardrobe (3.35m x 3.17m to back of wardrobe)

With a fitted wardrobe, a cupboard house boiler unit, a radiator and a double glazed window to the rear.

Bedroom 2

11' x 6' 10" (3.35m x 2.08m)

With a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a vanity wash hand basin, a bath with a shower over, a radiator and a double glazed window to the front.

Front Garden

With a path, gravel area and a wooden fence to the rear.

Rear Garden

With a paved area, wooden fence surround and a shed.



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welcome to Elm Street, Hull

- Ground floor flat
- Convenient location
- A short walk from local amenities
- Large communal rear paved garden

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 432.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Dec 2019.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NEA119849 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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