



Gleneagles Park, Hull, HU8 9JR

**** Introducing a straightforward 1-bedroom first-floor flat located on Gleneagles Park, Hull. Offered to the market with tenants in situ, this property is ideal for buyers looking for a practical investment.****



Entrance Hall

Lounge

14' 4" max x 9' 5" max (4.37m max x 2.87m max)

Kitchen

11' 3" max x 6' max (3.43m max x 1.83m max)

Bedroom

11' 7" max x 9' 5" max (3.53m max x 2.87m max)

Bathroom

8' 5" max x 4' 9" max (2.57m max x 1.45m max)

Please Note

Please note that the property is being offered to the market with tenants in situ. For more information, contact the branch.

Welcome to

Gleneagles Park, Hull

- TENANTS IN SITU - ENQUIRE FOR DETAILS
- EXCELLENT LOCATION
- COUNCIL TAX BAND: A
- RECENTLY DECORATED AND LOW MAINTENANCE
- RECENTLY FITTED BATHROOM SUITE AS WELL AS NEW FLOORING DOORS THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 609.59

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£60,000

Directions to this property:

For more information please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123151



Property Ref:
HDR123151 - 0004

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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