

Whitakers

Estate Agents



67 Hainsworth Park, Hull, HU6 8QQ

£79,995

This two-bedroom first floor flat is situated in a quiet cul-de-sac setting, located in a popular residential location of the well-connected Hall Road which boasts close proximity to the Hull University and local amenities / leisure facilities including shops, takeaways and playing fields.

The building is accessed via a communal entrance with an entry phone system, and leads to the flat itself which comprises entrance hall with fitted storage cupboard, spacious open plan lounge / fitted kitchen, two good bedrooms (the master fitted with an en-suite) and a bathroom suite furnished with a three piece suite. Externally, the complex sits on well maintained grounds with communal gardens and parking.

Taken together, the accommodation on offer is ideal for students who wish to reside within the area, or the first-time buyer seeking to make their initial step onto the property ladder. Alternatively, an investor (currently available to let for £600pcm) searching for a property they can add value to and/or market for rental opportunity may also wish to arrange an internal inspection.

Early viewing is advised to avoid disappointment.

Accommodation Comprises

Communal Entrance
Entry phone system.

Hallway
Storage cupboard.

Open plan lounge / kitchen 22'0 x 14'6 (6.71m x 4.42m)

Lounge area



UPVC double glazed doors, two radiators and solid oak timber flooring.

Kitchen area



UPVC double glazed window, a range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with extractor over, sink unit with mixer tap and space and plumbing for an automatic washing machine.

Bedroom One 10'10 x 6'3 (3.30m x 1.91m)



UPVC double glazed window and radiator.

En-suite 7'5 x 2'9 (2.26m x 0.84m)



Walk in mixer shower, pedestal wash basin with mixer tap, low flush WC, radiator and partly tiled.

Bedroom Two 10'8 x 8'2 (3.25m x 2.49m)



UPVC double glazed window and radiator.

Bathroom 7'7 x 5'10 (2.31m x 1.78m)



Panelled bath with mixer tap over, pedestal sink unit, low flush WC, laminate flooring, partly tiled and radiator.

Externally



Externally, the complex sits on well maintained grounds with communal gardens and parking.

Tenure

The tenure is leasehold.

Council Tax Band

Council Tax Band B.

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested (unless

otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Other services

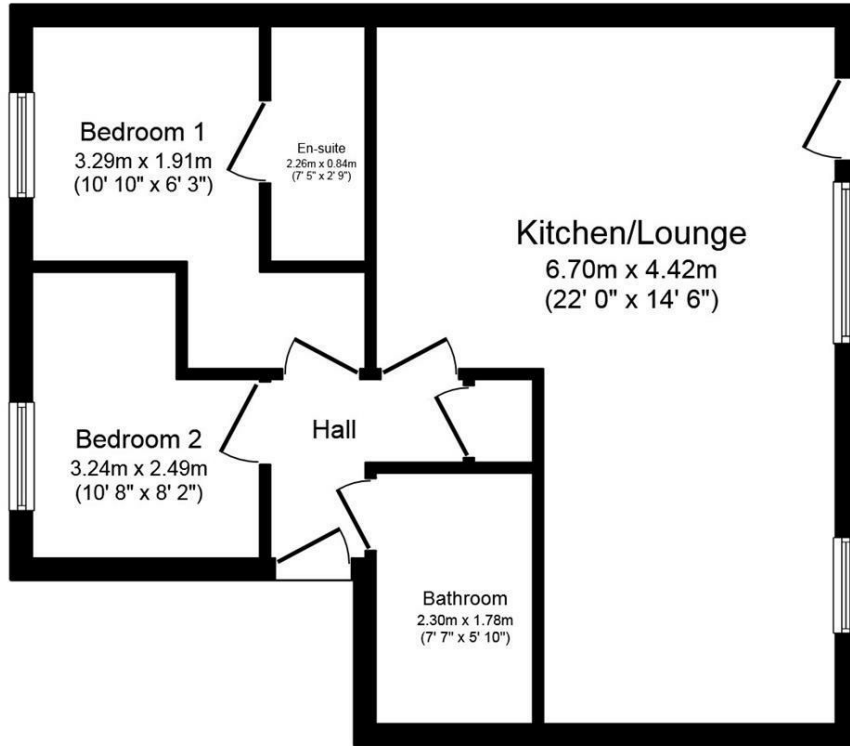
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Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

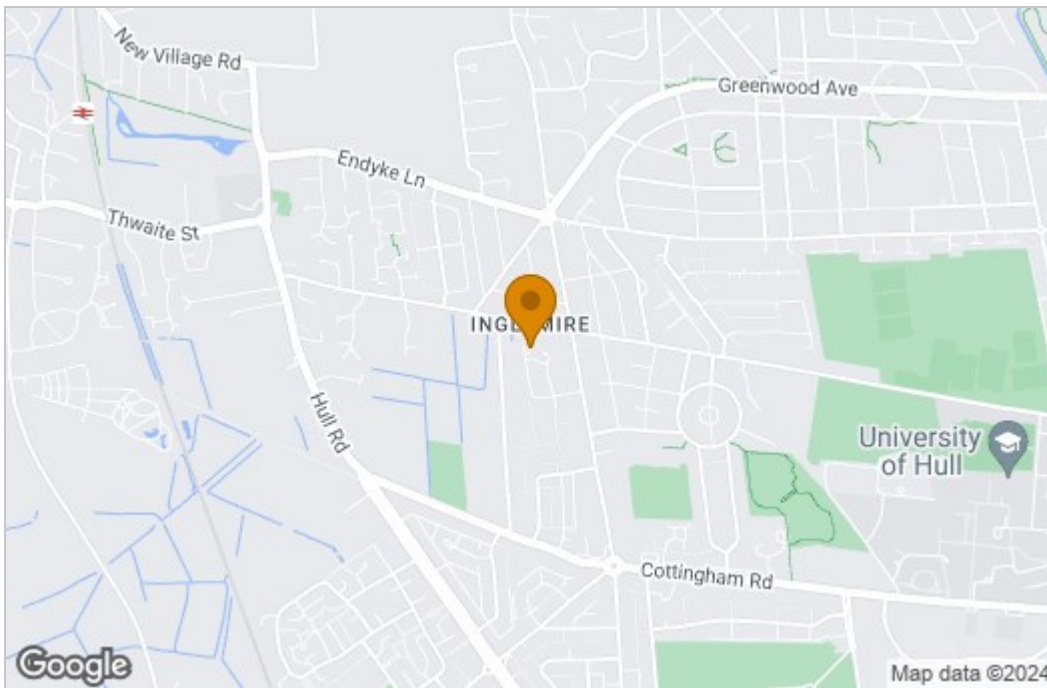
Floor Plan



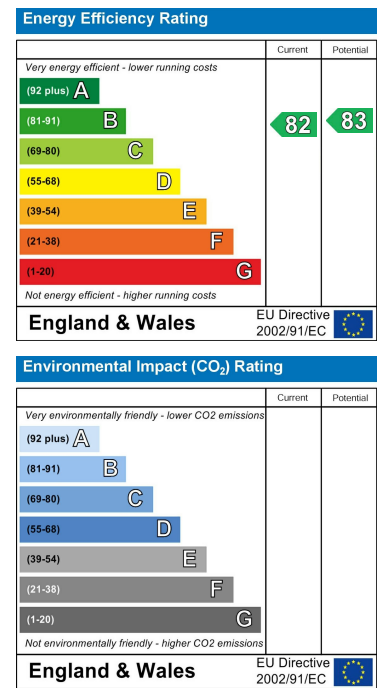
Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.