

# Whitakers

Estate Agents



## 8 Admirals Croft, Hull, HU1 2DR

**Offers Over £125,000**

Sought after and spacious Marina living!

Whitakers are delighted to offer this 2 semi-detached property to the market. Situated in the heart of the popular Hull Marina and within a stones throw of its amazing and diverse range of cafe's bars and restaurants, the property is just a 5 minute walk from the Hull City Centre.

With excellent transport links in and out of the City and within walking distance of Hull Paragon transport Interchange, the property would be ideal for first time buyers, down-sizers and investors alike!

Briefly comprising; entrance hallway, open plan lounge with patio doors into the rear garden and fitted kitchen to the ground floor, there are 2 bedrooms and a family bathroom to the first floor. Also benefitting from a generously sized enclosed rear garden and allocated parking, the property is sure to be popular, hence early viewing is recommended!

The accommodation comprises

#### Entrance hallway

External door into Entrance Hallway with laminate flooring, central heating radiator and convenient storage cupboard with hanging space for coats.

Lounge 16'5 x 10'9 max (5.00m x 3.28m max)



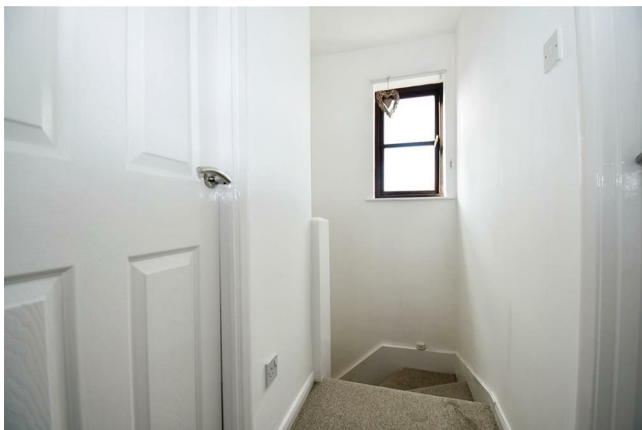
Open plan lounge with laminate flooring, feature fireplace, central heating radiator and Patio doors into rear garden and stairs to first floor.

#### Kitchen



With a range of fitted wall and base units, contrasting work surfaces and splashbacks, 4 ring electric hob with oven below, integrated fridge/freezer, stainless sink with mixer taps, plumbing for automatic washing machine and window to rear garden. Open breakfast bar to lounge area.

#### First Floor Landing



Stairs from lounge to first floor landing with carpeted flooring and window to front aspect

#### Bedroom One 12'9 x 7'8 (3.89m x 2.34m)



Carpeted flooring, central heating radiator, built in storage cupboard and window to rear aspect.

#### Bedroom Two



Carpeted flooring, central heating radiator and window to rear aspect.

#### Bathroom



White 3 piece suite comprising bath with mixer shower over, low flush wc and pedestal hand wash basin, tiling to water sensitive walls, laminate flooring, central heating radiator and window to front aspect.

#### Outside



The front and side of the property is block paved with allocated parking outside the property. To the rear is a generously sized rear garden laid mainly to lawn with fencing to perimeter providing a good level of privacy.

### Tenure

The property is currently leasehold with 67 years remaining.

Service Charge, building insurance element only (currently until 1st October 23) £299.30

Ground Rent: £25.00 per annum

Lease Length: 99 years from 17th January 1986

### Council Tax

Council Tax band B

### Material Information

Construction - Brick & Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - Vodafone / Three / O2

Broadband - Basic 19Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### EPC

EPC rating D

### Additional Services:

Whitaker 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.

### Agents Notes:

Services, fittings & equipment referred to in these sales 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.

### Free Market Appraisals/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.

### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan



**Ground Floor**

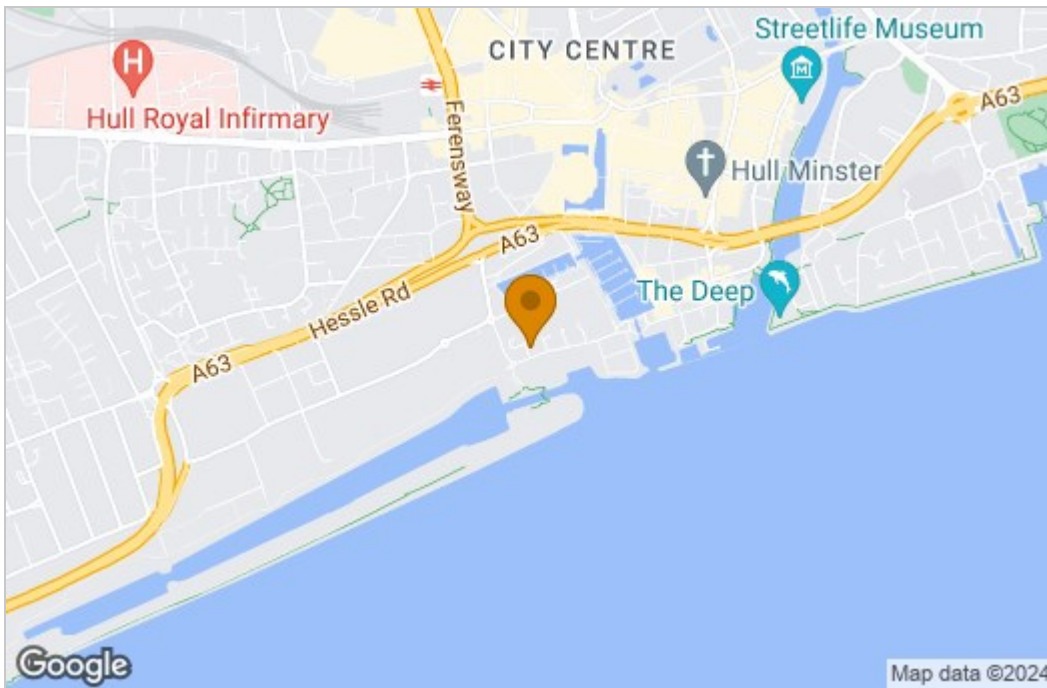


**First Floor**

Total floor area 49.4 m<sup>2</sup> (532 sq.ft.) approx

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

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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