

Whitakers

Estate Agents



57 Lindsey Place

, Hull, HU4 6AF

£52,500



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Accommodation Comprises

Communal Area

Entrance

Entrance door and UPVC double glazed above.

Hallway

Built in storage and electric storage heaters.

Lounge

UPVC double glazed door leading to the balcony and side windows. Electric heater.

Kitchen

UPVC double glazed window, a range of base, wall and drawer units with work tops and splash back tiles. Integrated oven and hob with hood over and tiled flooring.

Bedroom One

UPVC double glazed window, fitted wardrobe and electric heater.

Bedroom Two

UPVC double glazed window, fitted wardrobe and electric heater.

Bathroom

Panelled bath, electric shower, pedestal sink unit, low flush WC and tiled walls.

Externally

Externally there is communal parking available on a first come first served basis.

Tenure

The property is leasehold.

£10 Annual ground rent

£1382 per annum. This fee is paid up until march 2025

Council Tax Band

Council Tax Band A.

Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

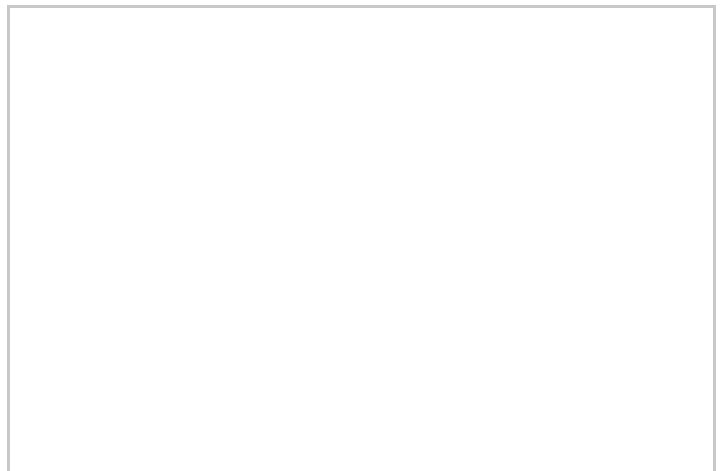
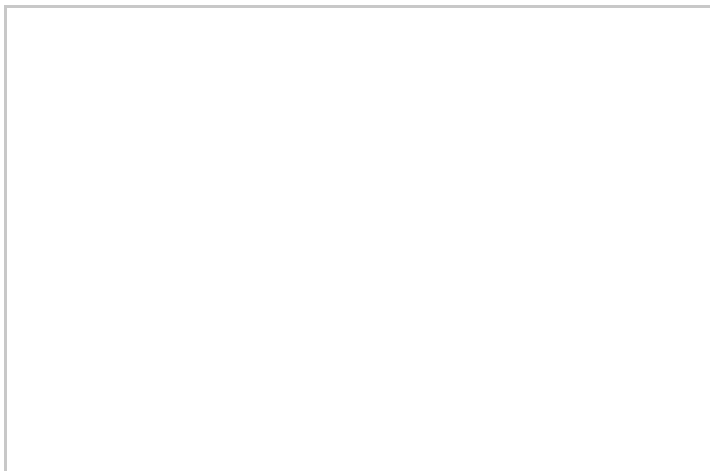
Other services

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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.



Road Map



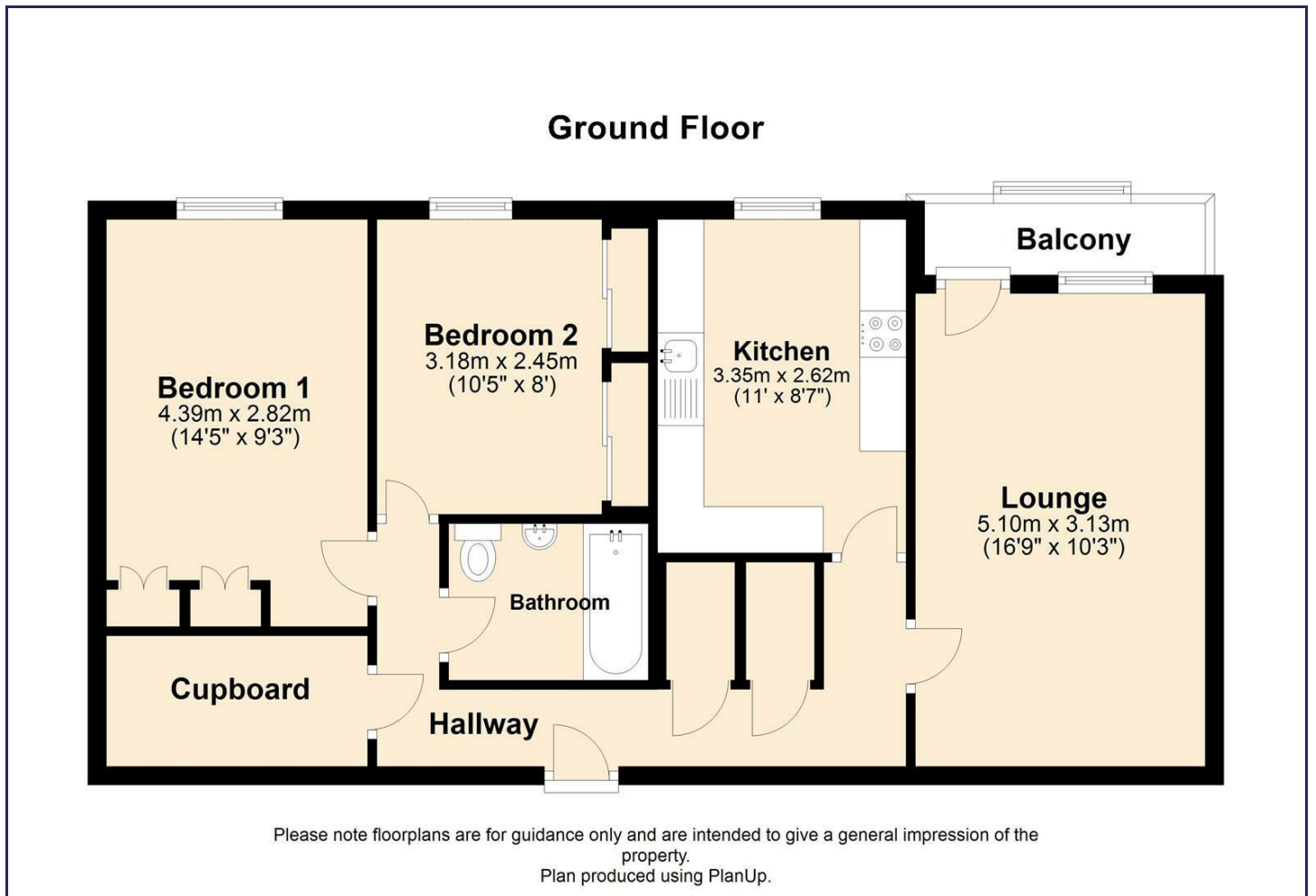
Hybrid Map



Terrain Map



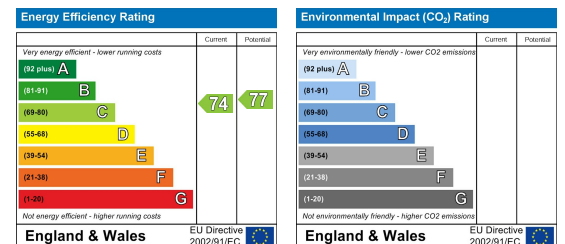
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

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.