

Whitakers

Estate Agents



41 Bunkers Hill Road, Hull, HU4 6BD

£120,000

Whitakers Estate Agents are pleased to introduce this immaculate ground floor apartment which enjoys its own private garden and close proximity to an abundance of local amenities and transport links.

To access the property, the occupant passes through the entrance lobby that opens to the lounge / kitchen which is fitted with a range of integrated appliances. The inner lobby then leads to the master bedroom with fitted wardrobe, a single bedroom and bathroom furnished with a three-piece suite.

Externally to the front aspect there is a lawned garden with well stocked borders and a path leading to the rear garden : mainly laid to lawn with a wooden decking seating area and fencing to the surround. The residence also benefits from having an outside tap and storage shed.

Taken together the accommodation would suit a range of applicants from a first time buyer to anyone looking to downsize, or even an investor.

Early viewing is recommended to avoid disappointment.

The accommodation comprises



Front external

Externally to the front aspect there is a lawned garden with well stocked borders and a path leading to the rear garden.

Entrance lobby

Composite entrance door, central heating radiator and laminate flooring. Leading to :

Lounge / kitchen 17'2" x 16'6" (5.24m x 5.05m)



Composite door to the rear garden, four UPVC double glazed windows, central heating radiator, tiles and carpeted flooring and fitted with a range of floor and eye level units, contemporary worktop with upstanding laminate above, sink with mixer tap and a range of integrated appliances including : oven with hob and hood above, fridge freezer and washing machine.

Inner lobby

Carpeted flooring and leading to :

Bedroom one 12'10" x 7'10" m (3.92m x 2.41 m)



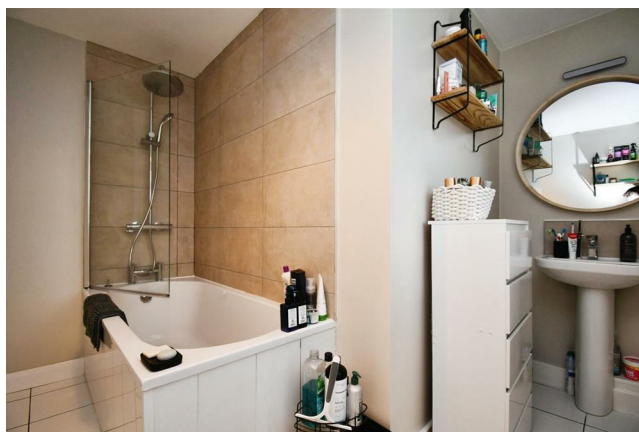
Two UPVC double glazed windows, central heating radiator, fitted wardrobe and carpeted flooring.

Bedroom two 7'11" x 6'5" (2.43m x 1.97m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three-piece suite comprising panelled bath with mixer tap / shower and waterfall shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with a wooden decking seating area and fencing to the surround. The residence also benefits from having an outside tap and storage shed.

Estate Fees

We understand that an estate fee is payable annually for this property of £100.00 and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Tenure

The property is held under Leasehold tenureship

Council tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030166004101

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 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.

Free Market Appraisals / Valuations

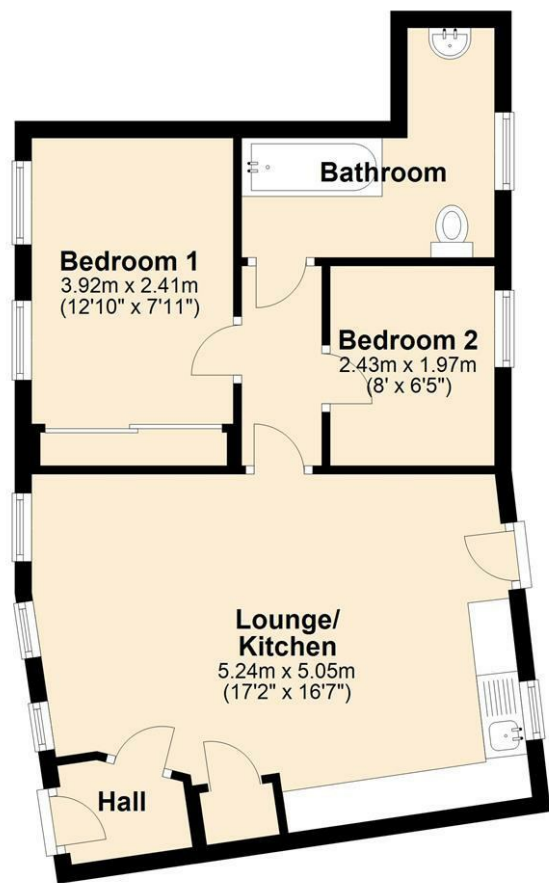
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

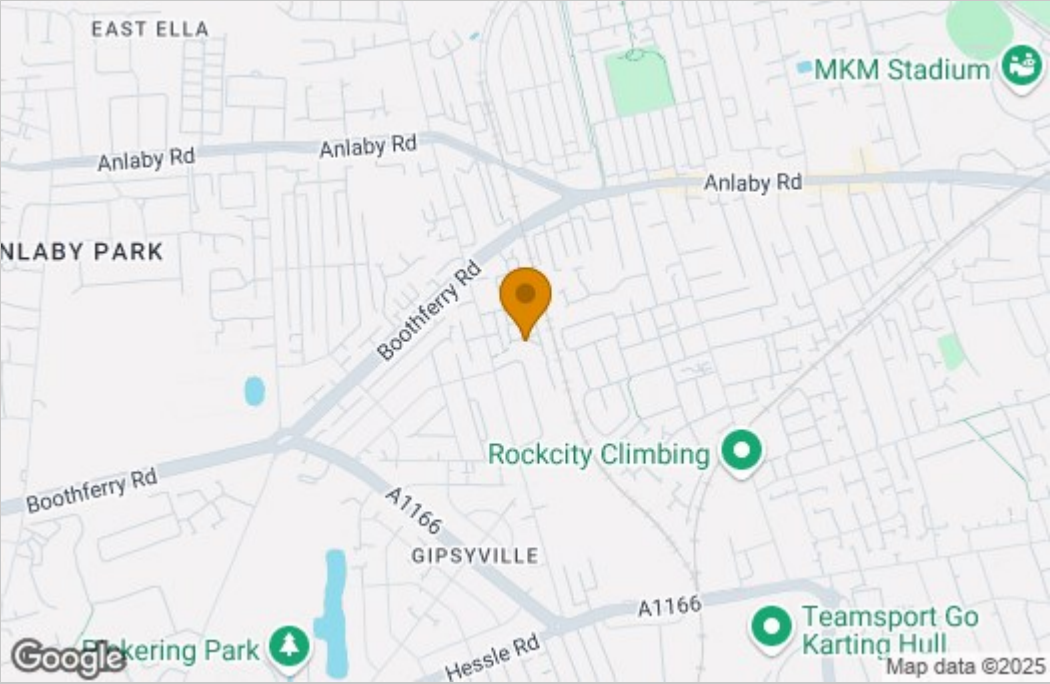
Floor Plan

Ground Floor

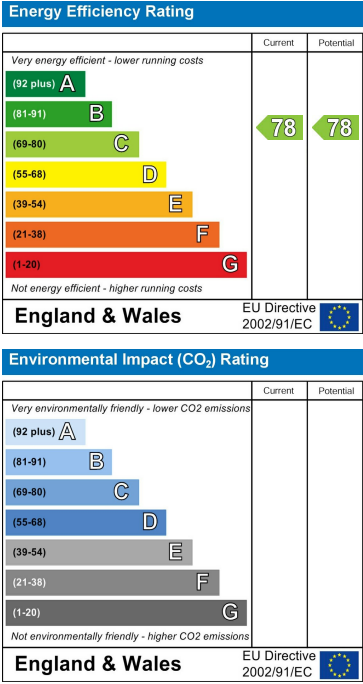


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.