

## 2 Bedroom Flat

Berberis Close, Hull, HU3 2QZ

£55,000



- ATTENTION INVESTORS/BUILDERS !
- SPACIOUS FIRST FLOOR FLAT
- CLOSE TO HULL ROYAL INFIRMARY
- AND HULL CITY CENTRE
- 2 BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- NO CHAIN INVOLVED





## 2 Bedroom Flat

£55,000

Berberis Close, Hull, HU3 2QZ

Attention Investors/Builders.

This is a perfect opportunity to acquire a very spacious first floor flat.

The flat has a spacious lounge, fitted kitchen, bathroom with a 3 piece suite and shower, 2 bedrooms, double glazing and a gas central heating system.

Internal viewing is highly recommended.

Offered with vacant possession on completion and with no chain involved.

## Location

The property is ideally located and very close to Hull city centre. There are lots of amenities nearby and easy access to the Paragon road and rail interchange. The Hull Royal Infirmary is within walking distance from the property and the A63 is also easily accessed from the property creating good connections to the city centre and surrounding outbound road links.

There are many amenities within the city centre to include the St. Stephens shopping precinct and high street stores and supermarkets.

The Hull Marina is just a short distance from the property with a great choice of cafe bars and restaurants.



## Property Description

### Ground Floor

**Entrance** - Front entrance door leads through to an entrance vestibule.

Staircase off to the first floor.

### First Floor

**Landing** - Double glazed window looking out over the side elevation.

Loft hatch through to the roof void.

Built-in storage cupboard.

Radiator.

**Lounge** - 15' 2" x 10' 3" (4.63m x 3.14m) Extremes to extremes. Double glazed window with aspect over the rear garden area.

Coving.

Radiator.

**Kitchen** - 10' 8" x 7' 3" (3.26m x 2.22m) Extremes to extremes .

Double glazed window with aspect over the rear communal gardens.

Range of base, drawer and wall mounted units. Built-in single drainer sink unit within a roll edge laminate work surface.

Wall mounted gas central heating boiler.

Space for cooker.

Space for dining table.

Radiator.



**Bedroom One** - 12' 5" x 10' 6" (3.79m x 3.21m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

**Bedroom Two** - 10' 7" x 10' 5" (3.25m x 3.19m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

**Bathroom** - 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.

Electric shower over the bath.

Partial tiling to the walls.

Radiator.

**Council tax band: A**

MONEY LAUNDERING REGULATIONS 2017: 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 will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.