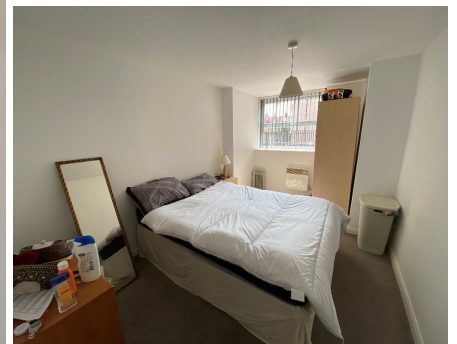




Rosedale Mansions, Hull, HU3 2TE

A highly impressive and spacious apartment within this most sought after former school conversion.

Rosedale Mansions is perfectly placed for all amenities much needed for day-to-day living.

The property has a secure telephone intercom entry system with onsite management.

The internal accommodation is arranged to one level and briefly comprises of a lounge, spacious, well equipped dining kitchen to include integrated appliances, a double bedroom, a single bedroom and a bathroom with modern 3-piece suite and shower over the bath.

The apartment has direct access to the private car park to the rear.

Additionally, as one would expect, there is a heating system and double glazing throughout.

Please note the property is being sold with tenant in situ.

Key Features

INVESTMENT OPPORTUNITY

CLOSE TO CITY CENTRE

SPACIOUS DINING KITCHEN

2 BEDROOMS

TELEPHONE ENTRY/EXIT SYSTEM

CAR PARKING

MUST BE VIEWED

Location

The area is well served with a wealth of local amenities nearby.

Busy shopping centres along the neighbouring Anlaby Road provide local shopping amenities. However, Hull city centre is just a short distance from the property for a more extensive shopping experience.

The Paragon road and rail interchange is also easily accessed from the property, as is the Hull Royal Infirmary and the MKM Stadium. The A63 motorway network is quite literally around the corner from the property, thus creating easy inbound and outbound connections.

Property Description

Ground Floor

Communal Entrance - There is a telephone entry system leading to a communal entrance hall and then further through to a private entrance hall.

Private Entrance Hall - Wall mounted heater.
Double glazed window.
Double glazed entrance door which provides access to the car park.
Wall mounted telephone point.

Breakfast Kitchen - 12' 9" x 7' 10" (3.89m x 2.41m) Extremes to extremes.

Open arch through to the lounge.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate work surface housing a single drainer sink unit.

A further work surface houses the hob, built in oven beneath and an extractor fan over with a tiled splash back surround.

A further roll edged laminate work surface with space for larger fridge, space for larger freezer and plumbing for automatic washing machine.

Space for breakfast table.

Lounge - 13' 5" x 8' 1" (4.09m x 2.48m) Extremes to extremes.

Double glazed window with aspect over the side elevation.

Fireplace with marble effect hearth.

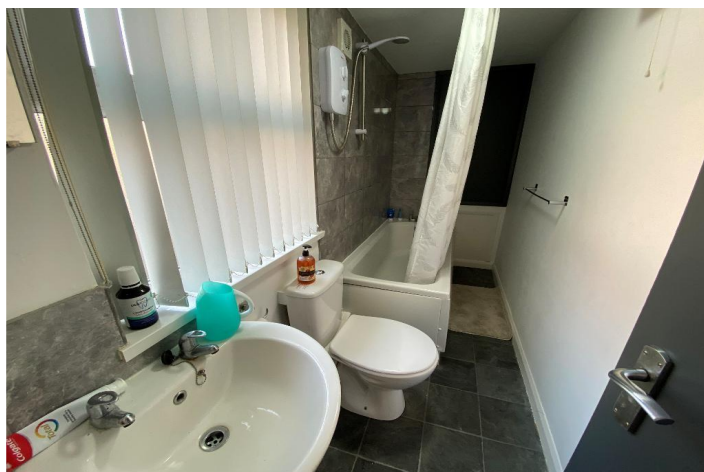
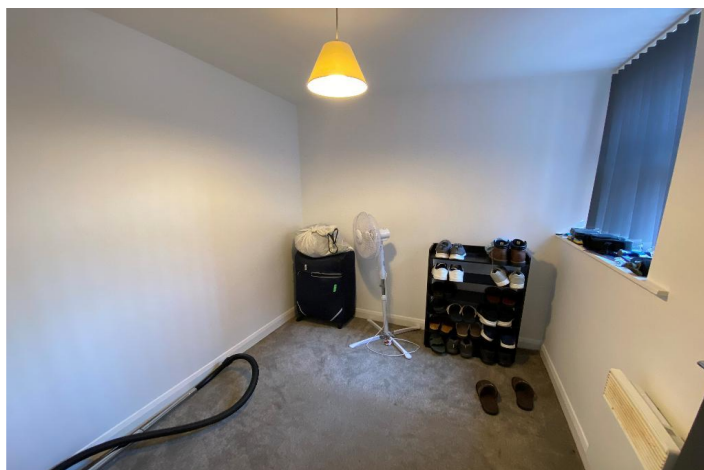
Wall mounted heater.

Bedroom One - 12' 10" x 8' 7" (3.92m x 2.62m) Extremes plus door access to extremes.

Double glazed window with aspect over the side elevation.

Wall mounted heater.

Bathroom - 3-piece suite comprising of a panel bath with an electric shower over and contrasting tiles surround, matching pedestal wash hand basin and low flush W.C.



Deep built in storage cupboard housing the hot water cylinder.
Chrome fittings to the sanitary ware.
Double glazed opaque window.
Wall mounted shaver socket.

Bedroom Two - 7' 7" x 6' 9" (2.32m x 2.06m) Extremes to extremes.
Double glazed window with aspect over the rear car park area.
Wall mounted heater.

Council tax band: A
Annual Ground Rent: £45.00
Annual Service Charge: £1440.00
Tenure Unexpired Years: 90

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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.