



Lawns Court, The Lawns, Sutton-On-Hull

Hull

Guide Price £75,000

 WIGWAM

- 1 Bedroom first floor apartment
- Secure parking
- Open plan living room/kitchen
- No onward chain
- Great local amenities
- Being sold via Secure Sale

This one-bedroom first floor apartment offers a superb opportunity for first-time buyers or investors seeking a stylish and low-maintenance home, with the benefit of having an allocated parking spot with access to the gate by key fob.

The property boasts a large open plan living room and kitchen, creating a sense of space and versatility that is perfect for both relaxing and entertaining.

The kitchen is well-equipped with modern appliances and ample storage, ensuring convenience and functionality.

The double bedroom is flooded with natural light, providing a peaceful retreat at the end of the day, while the contemporary bathroom is finished to a good standard.

Ideally located, this apartment enjoys excellent access to a range of local amenities including shops, cafes, and transport links, making every-day living both easy and enjoyable.

Being Sold via Secure Sale online bidding via Pattinsons. Terms & Conditions apply. Starting Bid £75,000.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.





### **Living room/Kitchen**

12' 2" x 21' 7" (3.70m x 6.59m)

Open plan living room/kitchen with carpet, and laminate flooring, kitchen units with laminate worktop and integrated electric hob, oven, Fridge Freezer and extractor, 1 bowl stainless steel sink and tap, 2 windows, and radiator,

### **Bedroom**

10' 5" x 13' 3" (3.17m x 4.04m)

With carpet, radiator, and window.

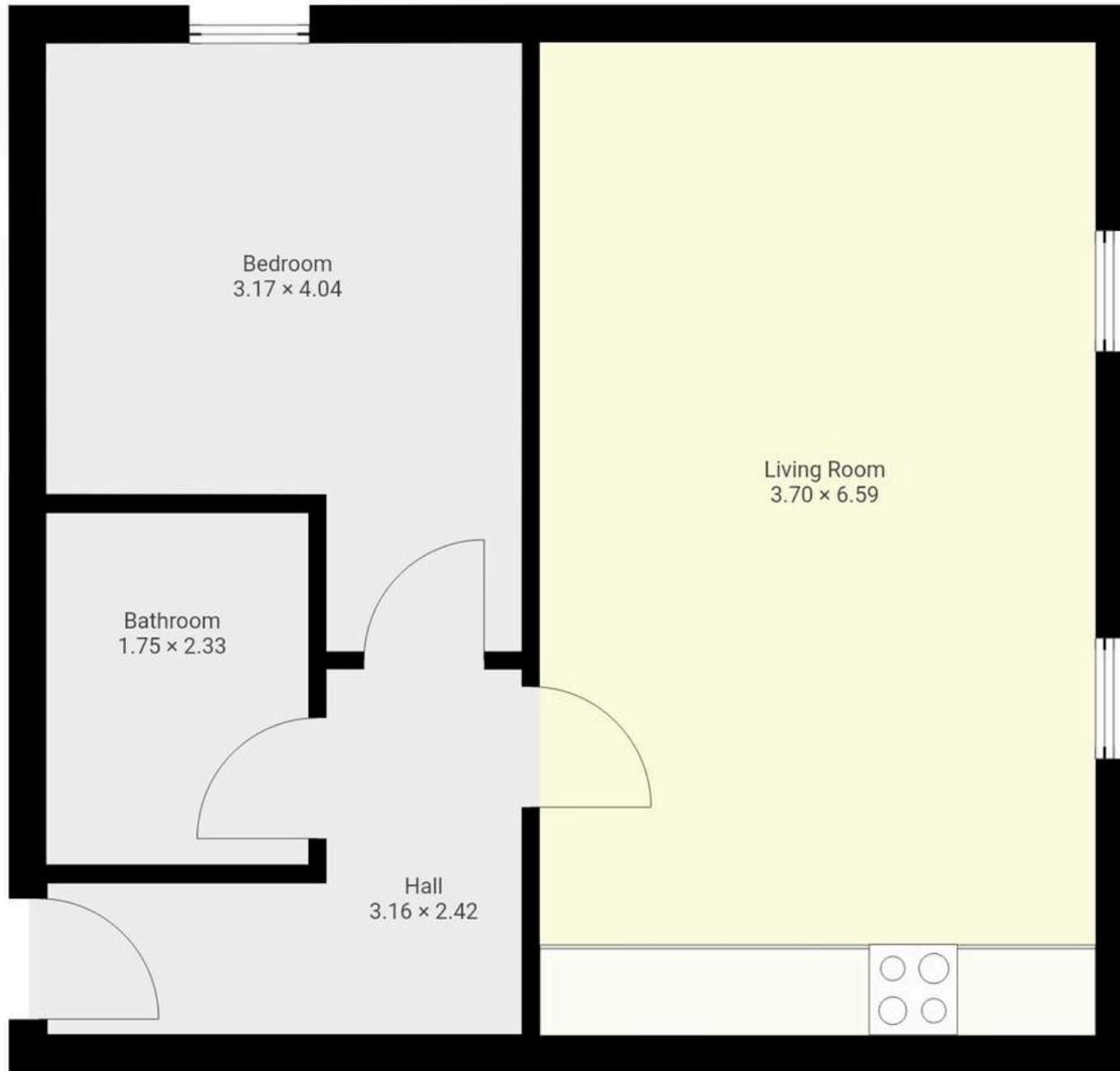
### **Bathroom**

5' 9" x 7' 8" (1.75m x 2.33m)

With tiled flooring and splashbacks, P shaped bath with shower attachment, wash basin on pedestal, toilet, and towel radiator.







This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Wigwam**

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