Whitakers
Estate Agents

171 Ark Royal, Bilton, HU11 4BP

£89,950

This IMMACULATE 2 bedroom Ground Floor apartment is available to purchase with NO ONWARD CHAIN!

Service charges £600 PA - paid in two instalments coving ground maintenance and building insurance

Ideally situated in ever popular Bilton village, just a short stroll from Asda supermarket and local amenities, the property also enjoys excellent transport links into the City of Hull and out to the East Coast villages

Much improved by the current owners and presented in true MOVE-IN condition, the property briefly comprises; entrance hallway, spacious lounge, modern fitted kitchen, 2 bedrooms and a modern bathroom.

Having the additional benefit of a garage situated close to the property and uPVC double glazing, this property would be ideal for first time buyers, busy professionals and investors alike hence, early viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway
Small porch, carpeted flooring and leading to;

Lounge

Spacious lounge with new carpets throughout, an electric fire a large UPVC window to the front aspect.

Kitchen

UPVC window to the front aspect, with a wide range of floor and wall units, integrated appliances and space for a small dining table.

Inner hallway
Carpeted, leading to;

Bedroom One

Master bedroom, with newly fitted carpets, and a UPVC window to the rear aspect.

Bedroom Two

Second, small double bedroom, with a large storage cupboard, and a UPVC window to the rear aspect.

Bathroom

Modern bathroom suite with a UPVC window to the rear aspect, a vanity sink, bath with an over head shower, and a low level WC.

Garage

Brick garage, providing additional storage space, or car parking for 1x vehicle.

Outside

There is a large communal outdoor/garden area to the rear of the property.

Tenure

Council Tax

East Riding of Yorkshire council tax band A

EPC

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 sales 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.

Material Information:

Construction - brick under tile
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/Vodafone/Three/O2
Broadband - Basic 21 Mbps Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

Whitakers Estate Agent Declaration:

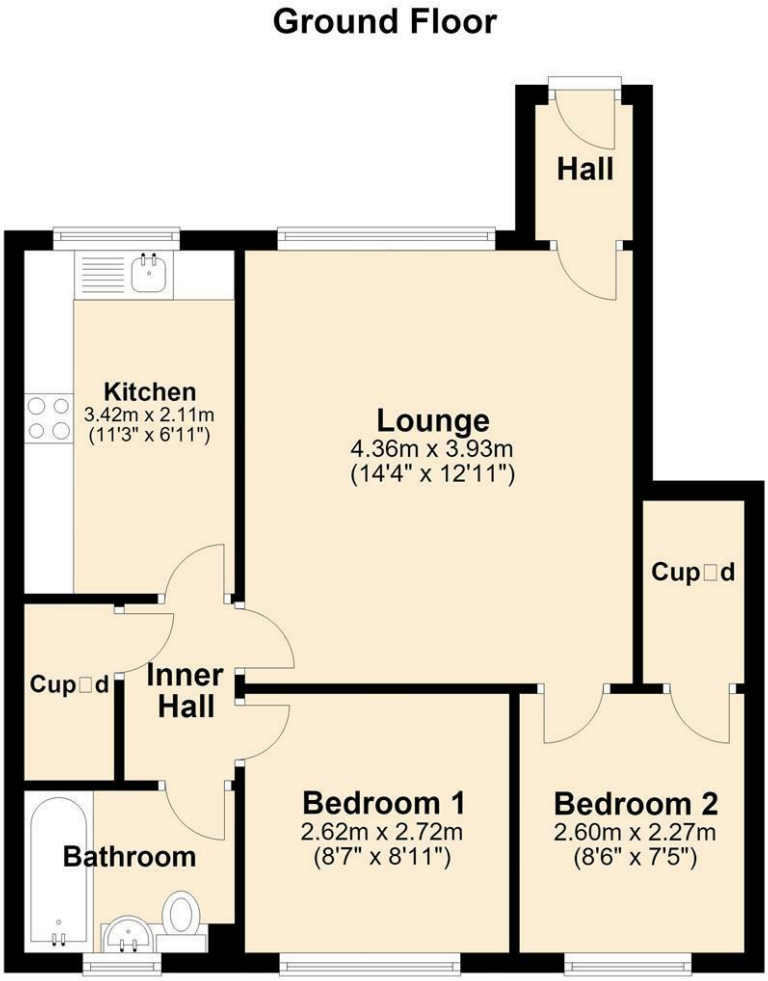
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

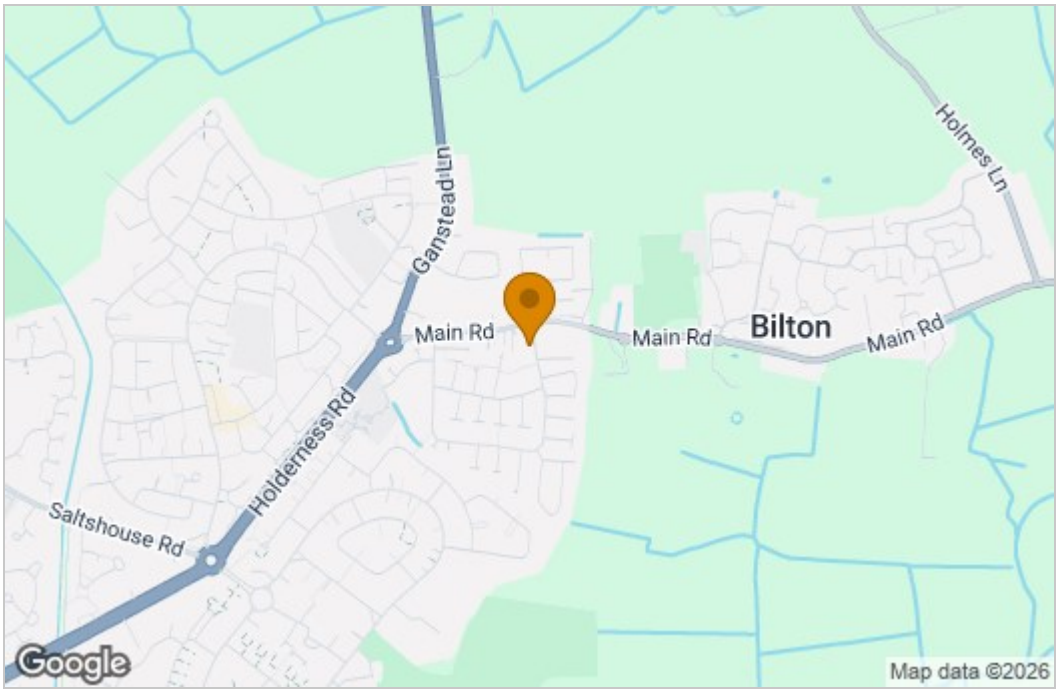
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

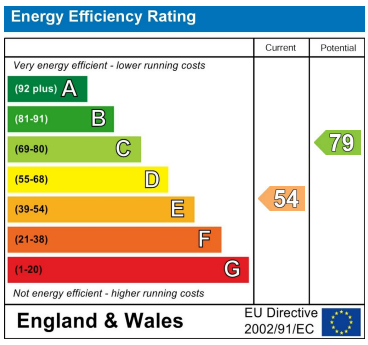
Floor Plan

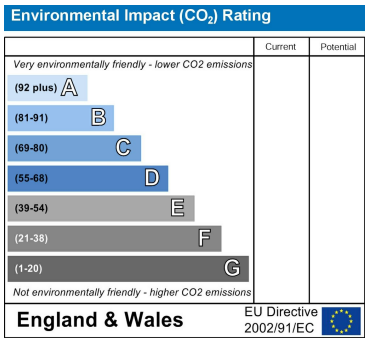


Area Map



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.

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