

# Whitakers

Estate Agents



## Flat 14 Theatre Gardens, 1-3 Sykes Street, Hull, HU2 8AZ

**£79,995**

This modern two bedroom apartment is offered to the market with tenant in situ, however can be sold as vacant possession if required. The complex is well placed to access all the amenities the city centre has to offer and located just off Freetown Way with easy access to both the bus depot and the railway station.

To access the building, the resident enters the car park through a secure roller shutter door where there is one allocated space for the resident. A communal entrance with stairs leads to the top floor where the apartment is located.

The apartment boasts open plan living and briefly comprises; entrance with built in storage, open plan living kitchen with Juliette balcony that overlooks the city centre, two double bedrooms - both of which have fitted wardrobes – and a bathroom furnished with a three-piece suite.

Taken together, the accommodation on offer should appeal to a wide array of buyers, ideal as a FTB / BTL property with tenant already comfortably settled, or would also suit the busy professional that just wants a lock and go.

The accommodation comprises

External / parking



To access the building, the resident enters the car park through a secure roller shutter door where there is one allocated space for the resident. A communal entrance with stairs leads to the top floor where the apartment is located.

Hallway

Wooden entrance door, central heating radiator, intercom system, built-in storage cupboard, and laminate flooring. Leading to :

Living kitchen / diner



Living room 12'4" x 14'2" (3.76 x 4.32 )



UPVC double glazed French doors to the Juliet

balcony, central heating radiator, and carpeted flooring.

Kitchen 6'10" x 9'3" (2.10 x 2.84 )



Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven with hob and hood above, fridge-freezer, washing machine, and dishwasher.

Bedroom one 12'4" x 10'8" (3.76 x 3.27 )



Roof style window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bedroom two 9'6" x 12'4" (2.90 x 3.76 )



Roof style window, central heating radiator, fitted wardrobe, and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and Vinyl flooring. Furnished with a three-piece suite comprising panelled bath, vanity sink and low flush W.C.

## Tenure

The property is held under Leasehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00170016000314

Council Tax band - B

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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.

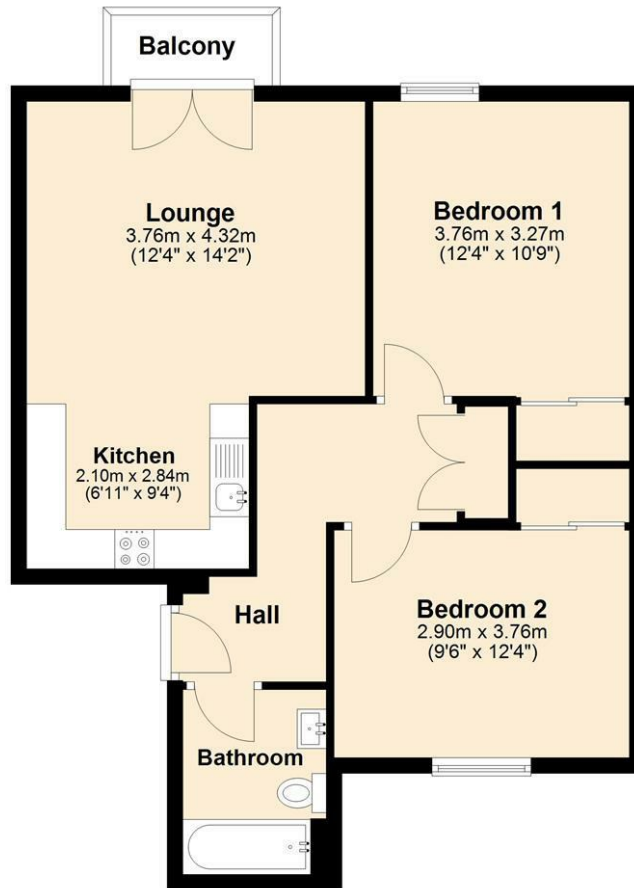
## Whitakers Estate Agent Declaration

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

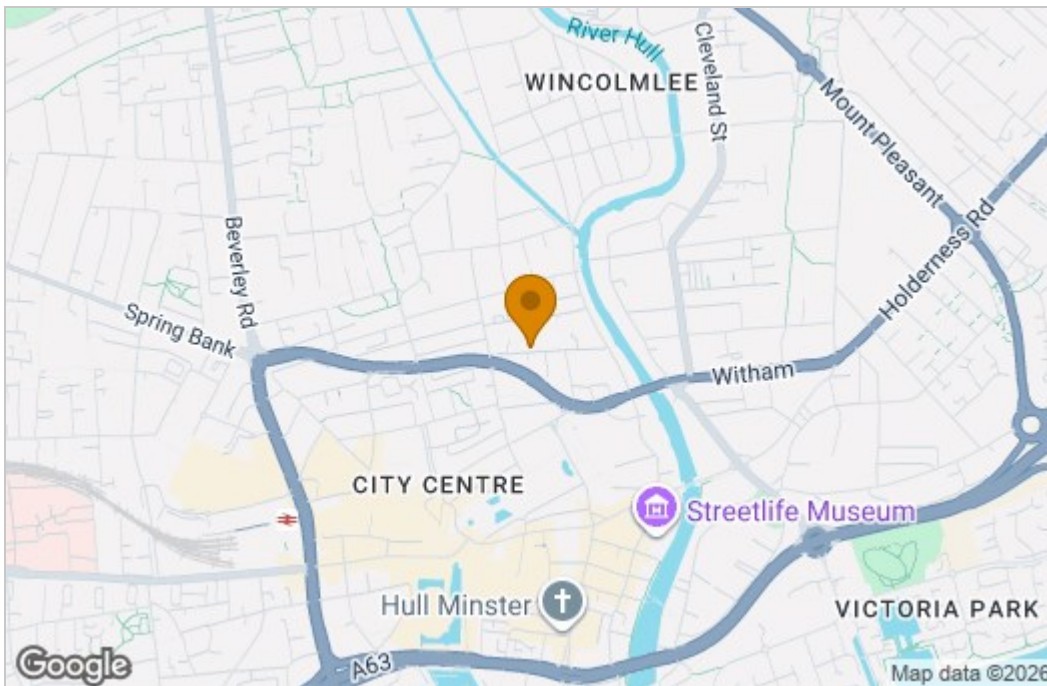
## Apartment

Approx. 62.2 sq. metres (669.4 sq. feet)

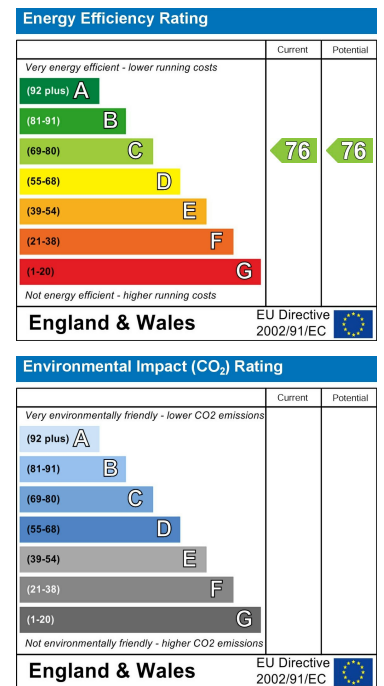


Total area: approx. 62.2 sq. metres (669.4 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.