

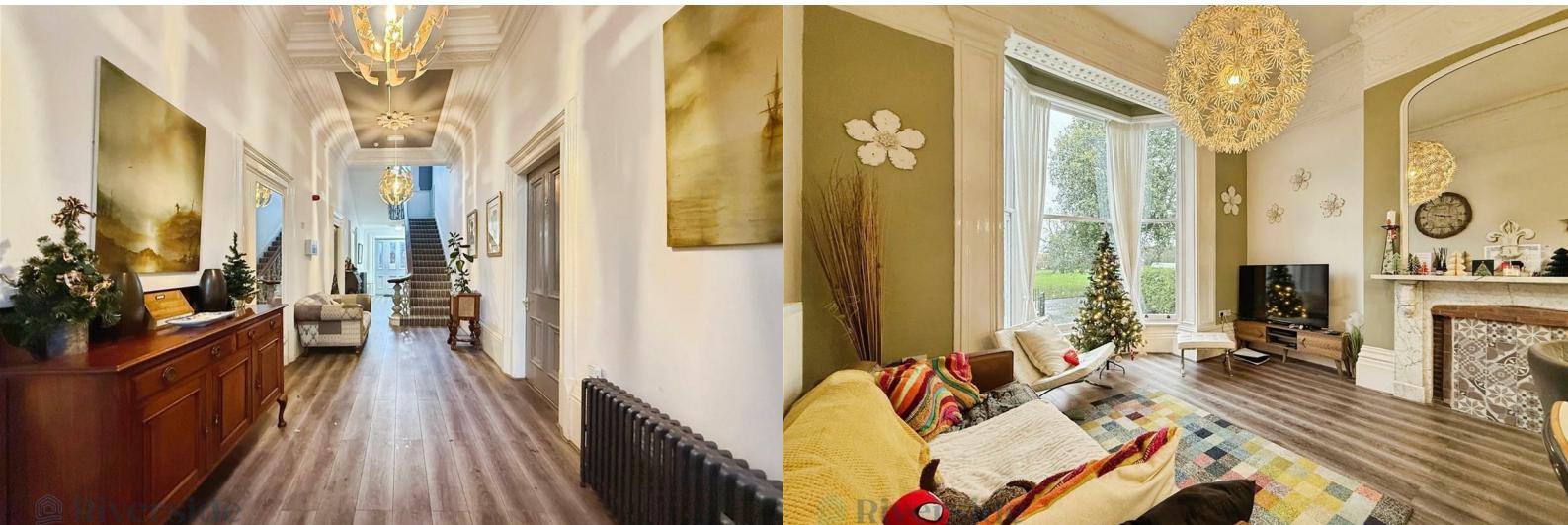


Riverside



50 Pearson Park
, Hull, HU5 2TR

£155,000



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Communal Entrance

Communal entrance into this grand building to the front. An original staircase provides access to the first floor level.

Entrance Hallway

On the ground floor of the building. Providing access to each room.

Lounge/Kitchen

14'11" x 18'10" (4.55m x 5.75m)

Boasting high ceilings, a lovely bay sash window to the front with views over the park. Kitchen fitted with a range of base wall mounted units and central island/breakfast bar, inset stainless steel sink, inset hob with extractor over, built in oven below, integrated fridge, space for automatic washing machine and cupboard housing the gas boiler. With laminate flooring throughout and radiator.

Bedroom One

11'10" x 14'11" (3.62m x 4.56m)

A generous double bedroom to the rear with lovely high ceilings, sash window to the rear elevation, fitted shelving units, carpet flooring and radiator.

Bedroom Two

6'0" x 10'6" (1.85m x 3.22m)

Second bedroom with high ceilings, rounded window to the side elevation, carpet flooring and radiator.

Shower room

3'11" x 10'5" (1.20m x 3.20m)

Fitted with a three piece suite, including walk in shower, sink set upon vanity unit with storage and low level WC. With tiling to splashback areas, vinyl flooring and heated towel radiator.

Externally

Externally is a gravelled communal car park with allocated space for this flat. The rear enjoys a shared, low maintenance courtyard with brick built BBQ and cooking facilities and space for ample seating.

Council Tax Band

We have been advised the property is council tax band A, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

Leasehold - 999 years*

Service Charge:

£1020 Per Annum*

Ground Rent:

£0 - included in service charge*

*Please note, the sellers currently own the freehold of the entire building and the lease and terms are still being finalised. Annual service charge is an indicative amount and also still being finalised.

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



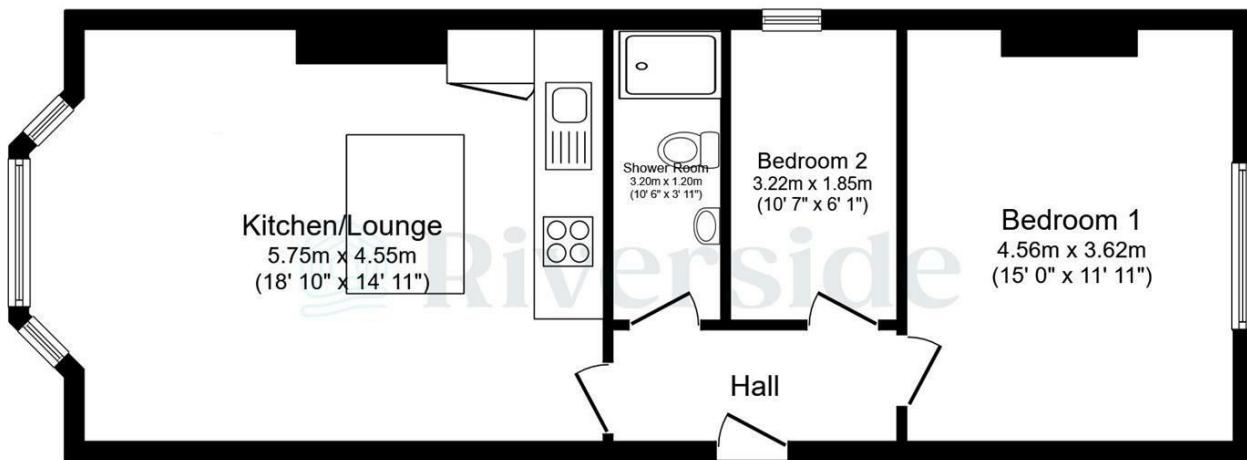
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 59.5 sq.m. (640 sq.ft.)

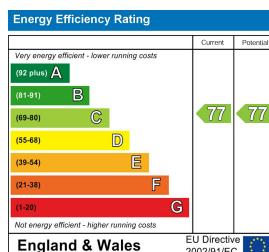
Total floor area: 59.5 sq.m. (640 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hull Office
on 01482 322411 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Graph



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