



50 Pearson Park

, Hull, HU5 2TR

Offers over £175,000



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Ground Floor

Entrance Hallway

Private entrance to the property at the rear of the building via solid door, with access to living space and bathroom one, alongside the fixed staircase to the first floor.

Open Plan Lounge/ Kitchen

11'11" x 19'3" max (3.65m x 5.87m max)

A spacious open plan space with laminate flooring, two radiators and a sash window. Opening into:

Kitchen

Fitted with a range of base and wall mounted units, breakfast bar, inset stainless steel sink unit, inset hob with extractor over and built in oven below, integrated fridge and space for automatic washing machine. With window to the side and tiling to splashback areas.

Bathroom

8'6" x 6'5" (2.61m x 1.97m)

Fitted with a three-piece suite, comprising enclosed shower cubicle, pedestal sink unit and low level WC. With tiling to splashback areas, vinyl flooring and heated towel radiator.

First Floor

Central Landing

With window to the side. Access to the two bedrooms.

Bedroom One

10'2" x 12'0" (3.10m x 3.66m)

A generous double bedroom with dual aspect windows, walk in cupboard for storage, carpet flooring and radiator.

En Suite

3'1" x 7'3" (0.96m x 2.23m)

Fitted with an enclosed shower cubicle, sink set upon vanity unit with storage and low level WC. With tiling to splashback areas and vinyl flooring.

Bedroom Two

8'4" x 8'11" (2.55m x 2.74m)

Second bedroom with window to the side, walk in storage cupboard, carpet flooring and 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:

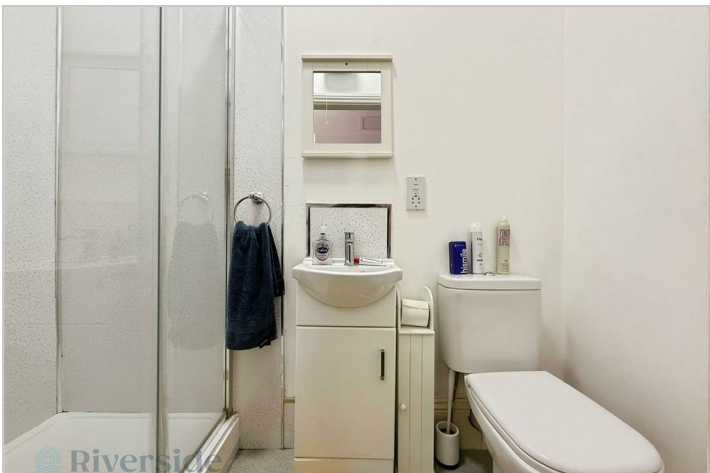
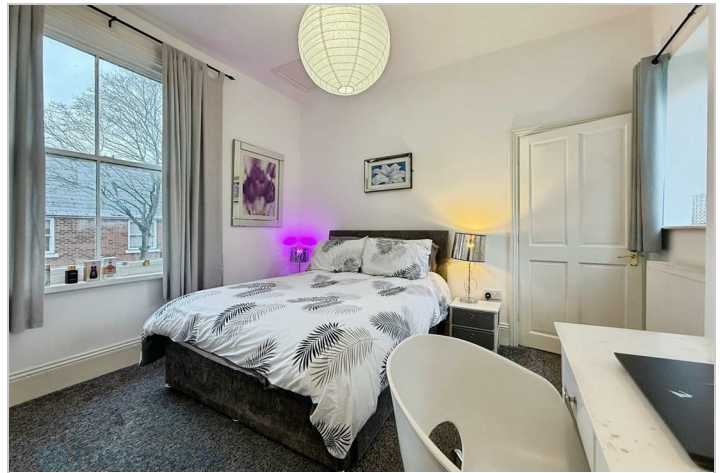
Tel: 01482 322411

£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



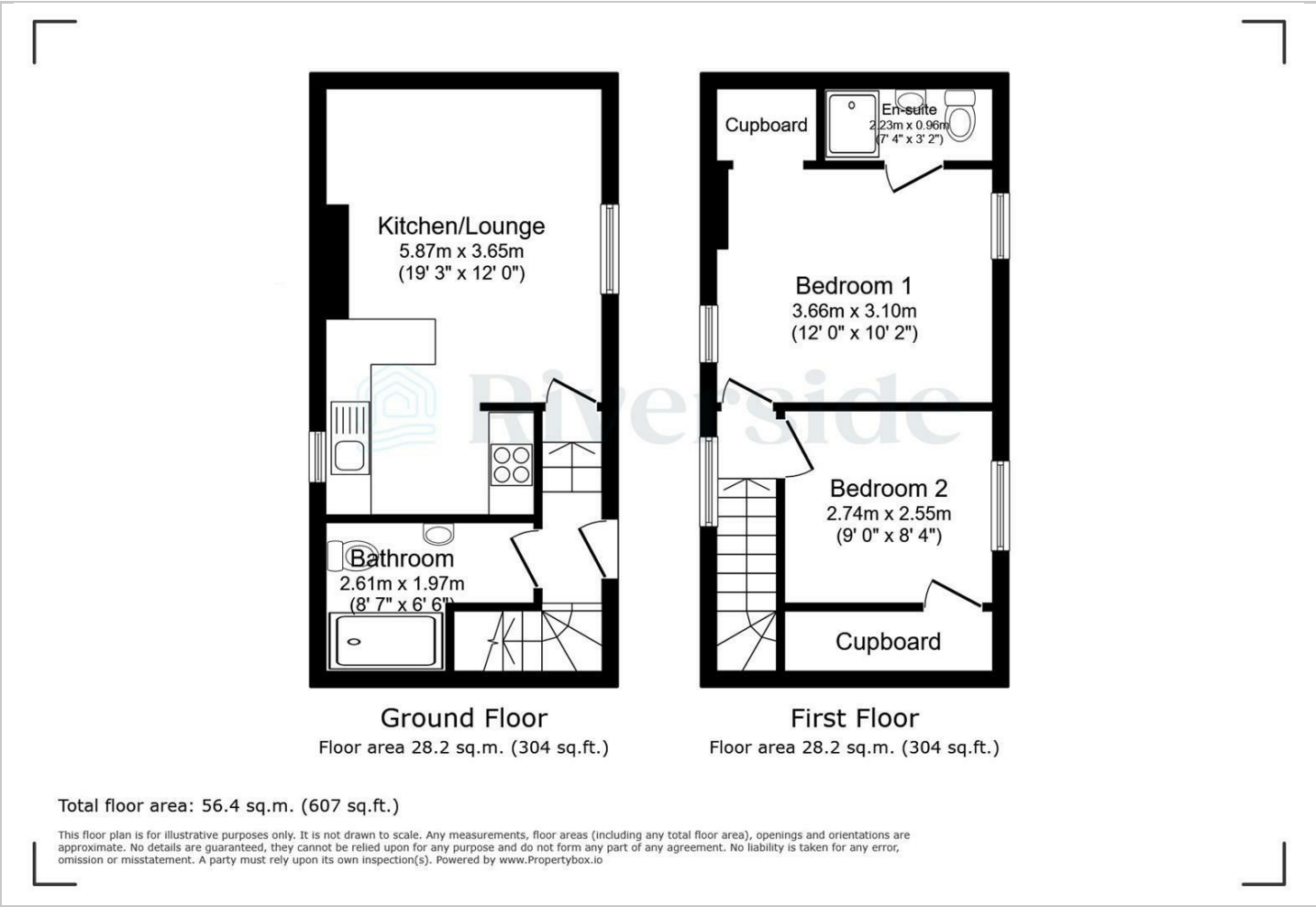
Hybrid Map



Terrain Map



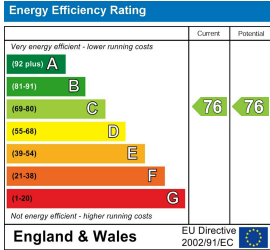
Floor Plan



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



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.