staniford grays

7 St Michaels Mount, Inglemire Lane, Hull, HU6 7TF

Asking Price £60,000

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- WELL PRESENTED APARTMENT
- FIRST FLOOR WITH BALCONY
- BRIGHT DAYROOM
- SUITABLE FOR A RANGE OF PURCHASERS
- COMMUNAL GARDENS AND PARKING
- DISCREET YET CONVENIENT SETTING
- OPEN PLAN LIVING
- CLOSE TO UNIVERSITY
- DEDICATED STORE

FIRST FLOOR APARTMENT WITH BALCONY, IN CONVENIENT SETTING CLOSE TO AMENITIES

SUITABLE FOR INVESTORS, FIRST TIME BUYERS AND DOWNSIZERS. NO ONWARD CHAIN.

Staniford Grays introduce to the market this well presented first floor apartment being ideally positioned and ready to move in standard.

Forming part of a discreet development with communal gardens and parking.

Internally the immaculate arrangement of living space comprises; Entrance Hallway, Lounge/Dayroom, Fitted Kitchen, Double Bedroom with balcony and Bathroom. Additional and generous store to first floor for the apartment also.

Externally communal parking and gardens feature to the development being offset from Inglemire Avenue.

Viewing advised given the ready to move in condition and proximity to the University and Beverley Road.

COMMUNAL ENTRANCE HALLWAY
Dedicated entrance to a limited number of apartments, with return staircase leading to...

LANDING AREA
Providing access to the first floor apartment itself and also dedicated lockable store specifically for 7 St Michaels Mount.

ENTRANCE HALLWAY
With two storage cupboards, of a good size, providing access to reception space, bathroom and bedroom.

RECEPTION LOUNGE 15'10" x 10'8" (4.84 x 3.26)
Being bright and spacious throughout, used currently as an open plan reception room incorporating furniture suite and dining table, with windows to front and side elevations, a central focal point is provided via a wall mounted electric fire. Access through to...

KITCHEN 8'7" x 7'3" (2.64 x 2.23)
With window to rear elevation, fitted with a range of traditional style wall and base units, inset hob, oven with extractor, inset stainless steel sink and drainer, contrasting work surfaces, tiling to splashbacks, space for a number of freestanding white goods.

BEDROOM ONE 12'5" x 10'9" (3.80 x 3.30)
Of an excellent size with storage cupboard and cupboard with locker storage over, windows to the rear elevation with glazed balcony door and associated access with wrought iron railing.

OUTSIDE
The development itself remains conveniently positioned within close proximity to the convenience of Inglemire Lane and Beverley Road, the Universities and a number of services and amenities, making this a popular choice for owner occupiers, first time buyers and downsizers.
The property itself boasts a discreet offset position being well screened by wall and hedge perimeters, with a front laid to lawn grass area and pathway leading to the communal entrance.
Ample parking and visitor parking is situated to the side of the apartment block, landscaped gardens with established planting and shrubbery throughout, serving as a shared communal area.

AGENTS NOTE
The lease term remaining on the property is 86 years, with a Service Charge of £80 per calendar month, no Ground Rent is levied. All owners retain a share of the Freehold. All information correct at February 2026.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull Council tax band is 'A'.

TENURE
We understand the Tenure of the property to be Leasehold (with Share of Freehold) with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

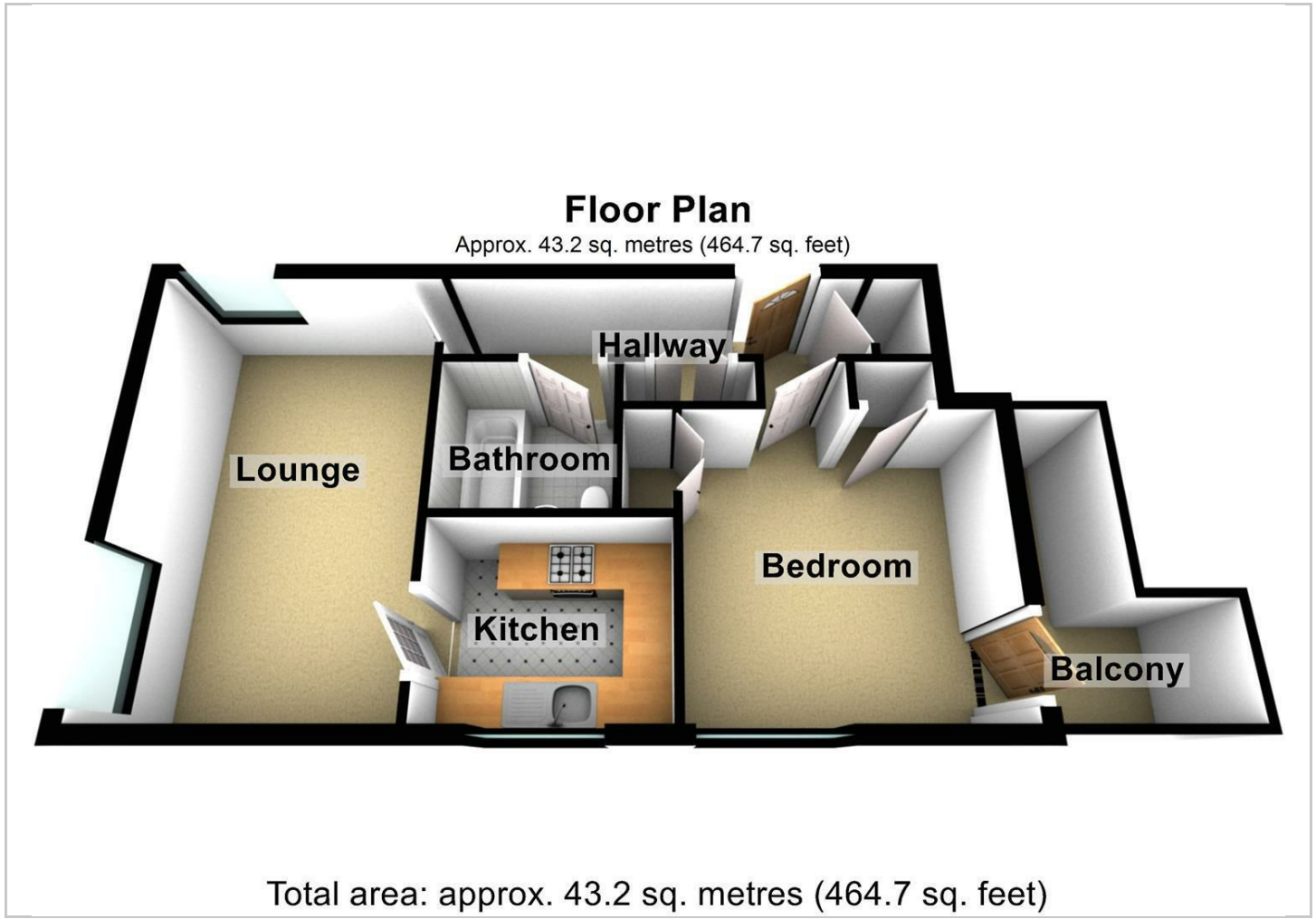
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

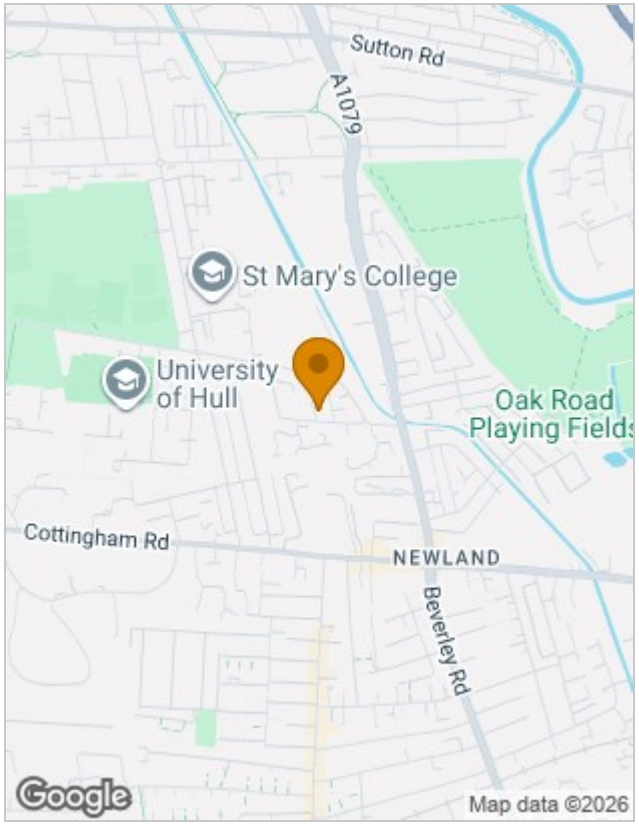
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

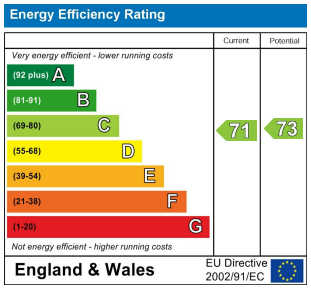
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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