14 Florida Court, Hull, HU5 1AG

£127,950

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SPOT ON
POLSKA
THAILAND

14 Florida Court

Hull, HU5 1AG

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- 3 BEDROOM HOME
- NO ONWARD CHAIN
- PARKING TO FRONTAGE
- VIEWING BY APPOINTMENT
- PEACEFUL CUL-DE-SAC SETTING
- IDEAL FOR INVESTORS- TENANT BEEN IN FOR 10 YEARS
- WELL PRESENTED
- CONVENIENT LOCATION

A SUPERB 3 BEDROOM OPPORTUNITY AT AN AFFORDABLE PRICE POINT.

Situated around a quiet cul-de-sac, the property available has the benefit of its own dedicated off street parking space.

Ideally suited for investors and first time buyers and offered for sale with no onward chain.

Living space comprises to the ground floor; Entrance Hallway, open plan Dining into Kitchen and Reception Lounge. To the first floor a landing gives access to three Bedrooms and House Bathroom.

Parking for a vehicle exists to the frontage with private gardens to the rear.

Viewing advised given the ready to move in condition and broad appeal throughout.

ENTRANCE PORCH 5'1" x 3'11" (1.56 x 1.21)
A welcoming entrance to this modern and deceptively spacious family home. Accessed via a uPVC double glazed entrance door.

CLOAKROOM WC
With low flush WC, pedestal wash hand basin and tiling to splashbacks.

RECEPTION LOUNGE 14'7" x 11'1" (4.46 x 3.39)
With uPVC double glazed fret style window to the front outlook. Suitably sized to accommodate furniture suite with a central focal point provided via a gas fire insert with decorative hearth and surround. Understairs storage cupboard and providing access through to...

BREAKFAST KITCHEN 16'6" x 9'2" (5.03 x 2.81)
With full garden outlook and French doors extending to the patio area with additional uPVC double glazed window to rear. Well appointed with a range of modern wall and base units with space for a number freestanding white goods including space for fridge freezer and washing machine. Gas hob with extractor canopy over. To alternate room length is space for a dining table also, with staircase approach leading to first floor level.

LANDING 10'3" x 8'11" at longest and widest point. (3.14 x 2.74 at longest and widest point.)
Providing access to three well proportioned bedrooms and deep storage cupboard housing boiler.

BEDROOM ONE 11'4" x 9'7" (3.47 x 2.93)
With uPVC double glazed window to the rear outlook and space for freestanding bedroom furniture.

BEDROOM TWO 11'11" x 8'1" (3.64 x 2.47)
Boasting double bedroom proportions with uPVC double glazed window to frontage.

BEDROOM THREE 6'8" x 7'10" (2.04 x 2.40)
With uPVC double glazed window to frontage. Has potential to be used as a third bedroom, or alternatively as a study.

HOUSE BATHROOM
With uPVC privacy window to rear. Appointed with white sanitaryware comprising of panel bath, pedestal wash hand basin, low flush WC, attachable shower and laminate to floor coverings.

EXTERNAL
Florida Court remains conveniently positioned within close proximity to all the services and amenities of Beverley Road itself. The cul-de-sac boasts a number of similarly styled three bedroomed homes with dedicated parking provision to the immediate frontage. To the rear of the property pedestrian access is granted via gated side access. With hard landscaped gardens, being majority block paved with storage shed and fenced and walled perimeter boundaries being low maintenance throughout.

AGENTS NOTE
The property offers ready to move in living space being ideally suited for investors and first time buyers. A tenant currently occupies the property, having been in for over 10 years.

COUNCIL TAX:
We understand the current Council Tax Band to be B

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

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.

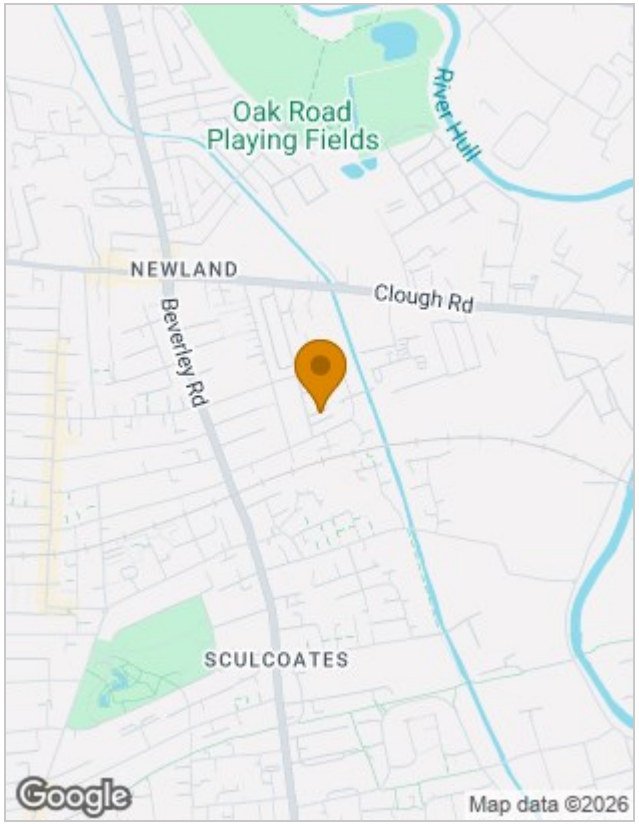
MISREPRESENTATION ACT 1967

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.

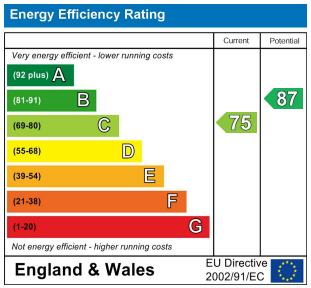
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

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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