

**43 Fulford Crescent, Willerby, Hull HU10 6NP**  
**£105,000**

- Private garden plus communal gardens
- Extensive communal parking & garage
- Tucked away cul-de-sac position
- Move in condition - modern kitchen and bathroom
- Vacant possession
- No onward chain
- Well located for amenities
- Council Tax Band: A
- EPC Rating: Awaited
- Garage

A beautifully proportioned, purpose-built ground-floor apartment presented in true move-in condition, complete with a modern kitchen and shower room. Positioned at the rear of the block, the property boasts its own private, fenced garden alongside access to well-maintained communal grounds and the added benefit of a garage. Tucked away at the head of a cul-de-sac within a popular residential area, this home is perfectly located for all local amenities and must be viewed to be fully appreciated.

#### LOCATION

The property is located on the ground floor of this purpose built apartment block which lies in a superb position at the head of a cul-de-sac on Fulford Crescent. Fulford Crescent is accessed off Ganton Way which in turn can be accessed either from Kingston Road or Blackthorn Lane on the eastern side of Willerby. Situated in a superb position not only to access the excellent transport links on Kingston Road the property lies almost equidistance between Willerby Square and the Anlaby Retail Park.

#### THE ACCOMMODATION COMPRISES

##### ALL GROUND FLOOR

##### ENTRANCE HALL

uPVC front door with glass panel. Laminate flooring and large storage cupboard.

##### LIVING ROOM

16'5" x 10'5" (5.00m x 3.18m)

Of a size which allows for flexibility of layout and with space for both living and dining room furniture, the focal point of the room is the electric fire set in an attractive contemporary style surround. Large picture window to the front elevation and storage cupboard. Continuation of the laminate flooring from the entrance hall.

##### KITCHEN

9'4" x 8'6" (2.84m x 2.59m)

A modern fitted kitchen with a range of wall and base storage units with white gloss fronts, laminate butcher's block work surfaces and matching breakfast bar. Four ring stainless steel gas hob with extractor over, integrated oven, stainless steel one and a half bowl sink and drainer, space and plumbing for washing machine and integrated fridge and freezer. Tiled splashbacks and window to the front elevation. Cupboard housing the gas boiler.

##### BEDROOM 1

12'10" x 8'2" (3.91m x 2.49m)

Window to front elevation and built-in wardrobes.

##### SHOWER ROOM

5'6" x 7'0" (1.68m x 2.13m)

With a three piece sanitary suite comprising corner shower enclosure, vanity unit with semi-recessed hand wash basin, back to the unit w.c. and storage unit with oak style fronts and granite style vanity shelf. Partially tiled walls and window to front elevation.

##### OUTSIDE

The property is set back from a pathway which leads out onto Ganton Way with an area of lawned garden immediately in front of the apartment which has been fenced off for privacy. A gate to the side provides access into the communal gardens where there is a rotary clothes dryer. Direct access can be gained to the large amount of communal parking immediately in front of the apartment block through a communal hallway or externally via a pathway around the side of the block.

To the rear of the second apartment block is further communal parking and the garage which forms part of a run of similar garages and is clearly numbered.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

We understand the Lease term is for 999 from 1971 and there are 944 years remaining. Service charges are currently £75 per month to include buildings insurance and maintenance of communal areas. No ground rent is payable.

##### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

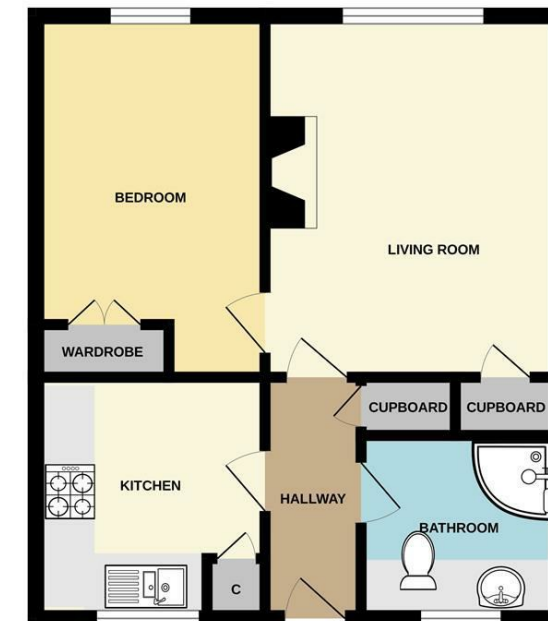
##### FINANCIAL SERVICES

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Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metmap ©2020