

# Whitakers

Estate Agents



## 24 Springfield Court, Hull, HU10 6SJ

**£79,995**

Whitakers Estate Agents are delighted to present this well-positioned first floor apartment, ideally situated within close proximity to Anlaby village and its excellent range of local amenities, leisure facilities, and transport links.

Accessed via a private entrance hallway with a fixed staircase leading to the first floor, the accommodation briefly comprises an open plan lounge/kitchen, a double bedroom, and a well-appointed shower room.

Externally, the property benefits from well-maintained communal gardens, mainly laid to lawn with boundary hedging surrounding the development, along with a residents' car park providing one allocated parking space.

Overall, the property offers an appealing opportunity for a variety of purchasers, including first-time buyers taking their initial step onto the property ladder, those seeking a comfortable downsize, or investors looking to expand their portfolio.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Hall

UPVC double glazed door, central heating radiator, and laminate flooring. Fixed stairs leading to :

Landing

With access to the partly boarded loft hatch (with pull down ladder), and carpeted flooring. Leading to :

Open plan lounge / kitchen 9'9" x 17'10" (2.98 x 5.44 )



Lounge



UPVC double glazed window, central heating radiator, and carpeted flooring.

Kitchen



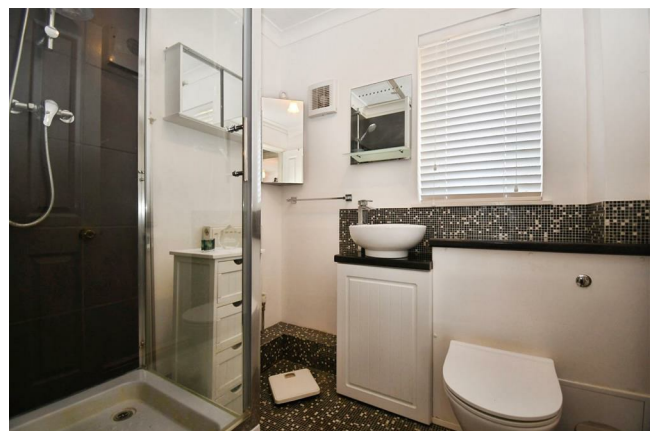
UPVC double glazed window, built-in storage cupboard, and cushion effect vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob.

Bedroom 9'9" x 8'5" (2.99 x 2.57)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with vinyl flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

## Rear external



Externally, the property benefits from well-maintained communal gardens, mainly laid to lawn with boundary hedging surrounding the development, along with a residents' car park providing one allocated parking space.

## Tenure

The property is held under Leasehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL219024000

Council Tax band - A

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Please ask agent

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 9 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

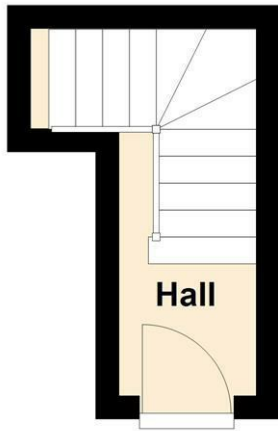
## Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

## Ground Floor

Approx. 4.4 sq. metres (47.1 sq. feet)



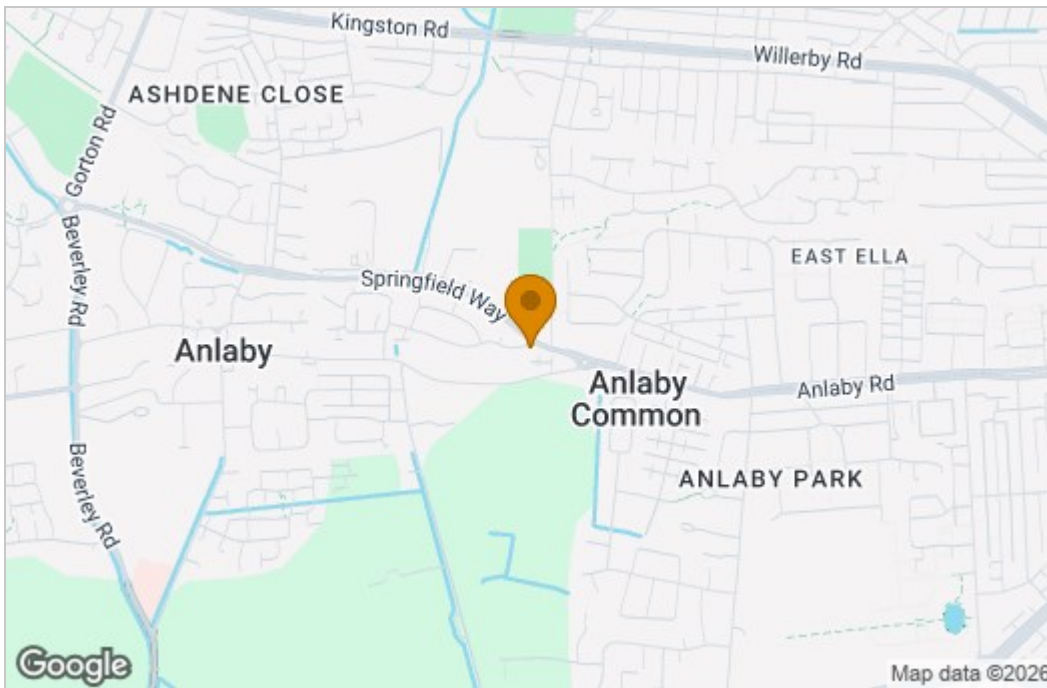
## First Floor

Approx. 32.8 sq. metres (353.6 sq. feet)

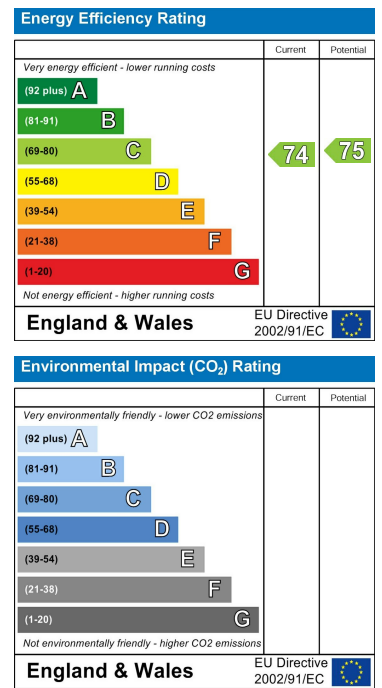


Total area: approx. 37.2 sq. metres (400.7 sq. feet)

## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.