Riverside



22 Morpeth Street

, Kingston Upon Hull, HU3 1RG

Offers over £80,000

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INVITING OFFERS BETWEEN £80,000 - £85,000

Immaculately presented and fully refurbished duplex apartment on Morpeth Street, just off Spring Bank.

Offered for sale with NO ONWARD CHAIN is this first and second floor duplex apartment that has been fully refurbished to a high standard and would be ideal for a first time buyer looking for something to move straight into or a landlord with a ready made investment.

Situated in a converted building comprising just two flats and with gas central heating and UPVC double glazing, the property briefly comprises; to the ground floor, a communal entrance hallway providing access to the flat. The flat has a private staircase into the main accommodation. The first floor has a split level landing with lounge, generous dining kitchen, bedroom two, bathroom with three-piece suite and store cupboard. The second floor has a spacious double bedroom.

Viewing essential to appreciate the size and quality of accommodation and can be arranged via our office.







Communal entrance
To the ground floor is a secure communal hallway, providing access to flat 2.

First Floor:

Landing
A split level landing providing access to all first floor rooms.

Dining Kitchen 12'7" x 11'10" (3.85m x 3.62m)
With UPVC double glazed window to the rear. kitchen fitted with a range of base and wall mounted units, laminated work surfaces and tiling to splashback areas, inset stainless steel sink unit, freestanding cooker and washing machine, space for dining table and radiator.

Living Room 12'6" x 12'8" (3.83m x 3.87m)
To the front is a spacious lounge with two UPVC double glazed windows, carpet flooring and radiator.

Bedroom Two 6'3" x 9'0" (1.91m x 2.76m)
A single bedroom with UPVC double glazed window to the front, carpet flooring and radiator.

Bathroom 9'10" x 7'11" (3.00m x 2.43m)
Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With UPVC double glazed window to the rear, fitted cupboard for storage and radiator.

Store Room
With UPVC double glazed window to the rear.

Second Floor:

Bedroom One 18'2" x 14'4" (5.55m x 4.37m)
A generous double bedroom with roof window to the front, carpet flooring and radiator.

Council Tax Band
We have been advised the property is council tax band A, payable to Hull City Council.

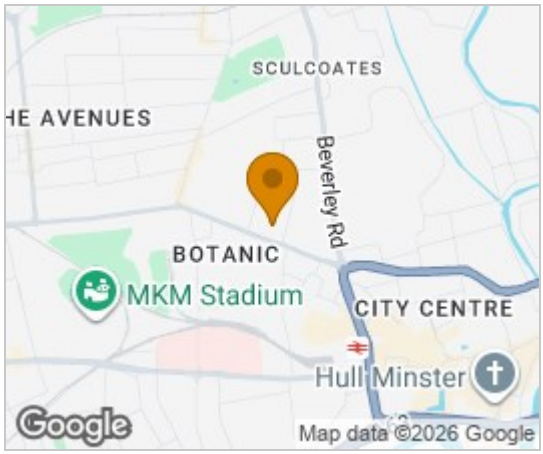
ADDITIONAL INFORMATION
Tenure:
Leasehold - 990 years

Service Charge:
£233 per annum
*Vendor currently pays the insurance separately at £30pm

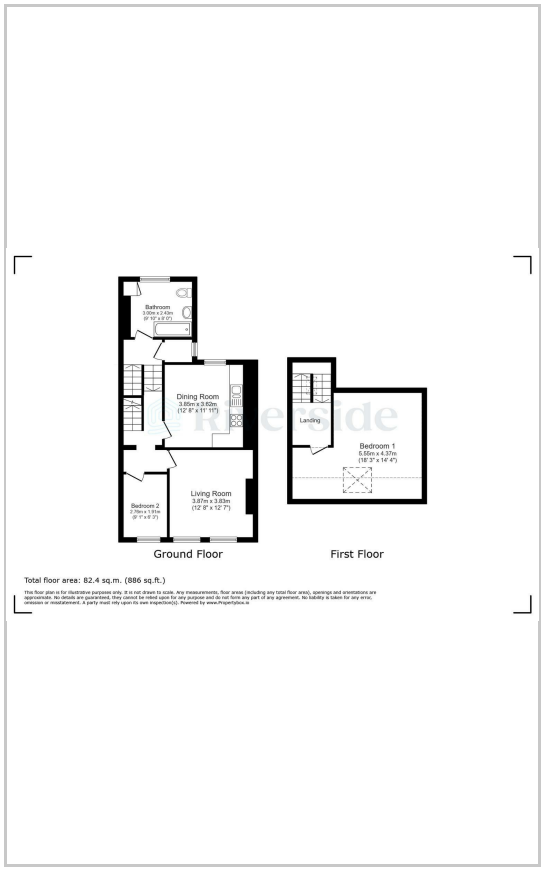
Ground Rent:
Included in service charge

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.

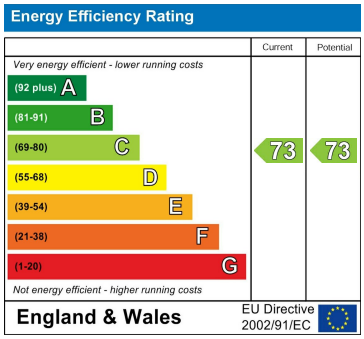
Area Map



Floor Plans



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.

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