



12 Trinity Court Dagger Lane

, Hull, HU1 2LZ

Offers over £135,000



Offered for sale with no onward chain is this immaculately presented two bedroom house, situated in Hull's historic Old Town, close to Trinity Square, Hull Marina & Humber Street and great for a range of bars, restaurants and other city centre amenities.

Benefitting from a modern kitchen with integrated dishwasher and washing machine, private rear garden and parking in the secure gated car park.

An ideal purchase for a first time buyer or investor looking to add to their portfolio, this neutrally decorated and ready to move into benefits from gas central heating and UPVC double glazing throughout. Briefly comprising, to the ground floor, bright lounge with dual aspect windows and modern kitchen with integrated appliances and direct access to private rear garden area. The first floor has a central landing, two well proportioned bedroom with fitted storage cupboard to the main bedroom and the house bathroom with a three-piece suite. Externally, the front door is accessed from Dagger Lane and the rear is a low maintenance private garden exclusively for the use of 12 Trinity Court and a communal car park with space for residents in the gated courtyard.

Early viewing highly essential and can be arranged via our office!



Ground Floor

Entrance Hallway

Accessed to the front (from Dagger Lane) via UPVC door, with under stairs storage cupboard. Opening into:

Living Room 11'8" x 12'8" (3.58m x 3.87m)

With UPVC double glazed window to the front and rear, fixed staircase to the first floor level, laminate flooring and radiator.

Kitchen 10'5" x 11'8" (3.18m x 3.57)

With UPVC double glazed windows to the front and rear and UPVC door to the rear. Kitchen fitted with a range of base and wall mounted units, laminated work surfaces and matching splashbacks, inset stainless steel sink unit, inset electric hob with extractor over and built in oven below and integrated washing machine and dishwasher. With laminate flooring and radiator and space for table and chairs.

First Floor

Central Landing

Providing access to all first floor rooms.

Bedroom One 9'0" x 11'9" (2.75m x 3.59m)

With UPVC double glazed windows to the front and rear, built in cupboard housing the gas boiler, carpet flooring and radiator.

Bedroom Two 10'6" x 6'9" (3.21m x 2.08m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

Bathroom 7'1" x 4'6" (2.16m x 1.39m)

With UPVC double glazed window to front. Fitted with a white three-piece suite comprising; low level WC, pedestal wash basin and panel bath with electric shower over and fitted shower screen. With heated towel rail, light fitting and fully tiled walls.

Externally

To front is a gate outside the door. The rear has a private low maintenance garden which is mostly paved, ideal for seating and gate out onto the communal gardens/ parking on Trinity Court.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure: Leasehold

991 years remaining - lease expiry date 24 January 3017

Service Charge:

£600 per year, invoiced 6 monthly at £300 (A discount of £50 half yearly is applied if invoice is paid on time)

Ground Rent:

£0

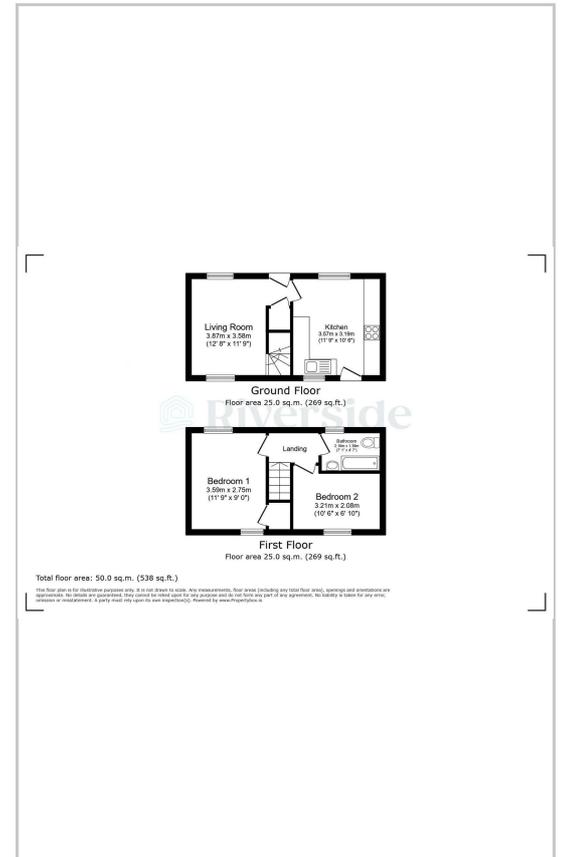
Disclaimer:

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.

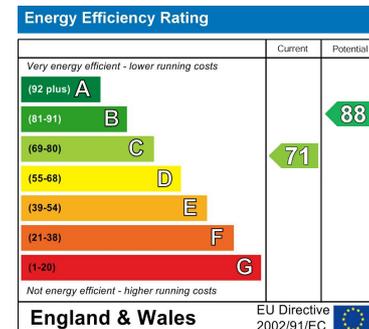
Area Map



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

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