



Vauxhall Grove, Hull HU3 2QY

welcome to

Vauxhall Grove, Hull

A well presented two bedroom first floor apartment conveniently located close to local amenities. The property features a spacious lounge, a modern fitted kitchen, two good sized bedrooms, and a contemporary bathroom with a walk in shower.



Lounge

16' 11" x 10' 10" (5.16m x 3.30m)

With a radiator and a double glazed window to the front.

Kitchen

12' x 7' 8" plus recess (3.66m x 2.34m plus recess)

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, an integrated gas hob, an integrated oven, a cooker hood, space for a fridge freezer, a radiator and a double glazed window to the rear.

Bedroom 1

11' 2" x 11' 1" plus recess (3.40m x 3.38m plus recess)

With a radiator and a double glazed window to the front.

Bedroom 2

11' 3" x 9' 1" (3.43m x 2.77m)

With a radiator and a double glazed window to the rear.

Bathroom

With a vanity wash hand basin, a walk in shower, plumbing for a washing machine, a ladder radiator and a double glazed window to the rear.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Vauxhall Grove, Hull

- Two bedroom first floor apartment
- Spacious and bright lounge area
- Modern fitted kitchen
- Contemporary bathroom with walk in shower
- Well presented throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 700.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£70,000

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120716 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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