Whitakers
Estate Agents










# Springhead Court 792 Hotham Road South, Hull, HU5 5LG

## £79,950

**NO ONWARD CHAIN**

Whitakers Estate Agents are pleased to introduce this two-bedroom ground-floor apartment, situated within the Springhead Court development on Hotham Road South. Offered to the market with no onward chain, the property would benefit from some enhancement, presenting an appealing opportunity for buyers looking to create a home to their own taste or investors, subject to the necessary management company consent.

The development is approached through well-maintained communal grounds, with access to the building via a communal entrance hall with an entryphone system.

Inside, a private hallway provides access to the accommodation, which centres around an open-plan living, dining and kitchen area. Offering a comfortable space for everyday living, the kitchen is fitted with a range of units, a breakfast bar, integrated appliances and plumbing for a washing machine.

There are two bedrooms, both benefiting from double-glazed windows and central heating radiators. Completing the accommodation is a bathroom fitted with a three-piece suite, including a bath with an overhead shower and screen.

## Note
Please note, permission is required from the management company before any letting/ tenancy is agreed

## The accommodation comprises

## Communal entrance hall
Access via an entryphone

## Hallway
Storage cupboard housing the how water cylinder.

## Lounge Kitchen



Upvc double glazed window, two central heating radiators, fitted with a range of base wall and drawer units with fitted worktops and a breakfast bar, tiled splash backs, split level oven and hob, integrated fridge and freezer, plumbing for an automatic washing machine.

## Bedroom one



Upvc double glazed window and a radiator.

## Bedroom two



Upvc double glazed window and a radiator.

## Bathroom



Partially tiled with a radiator and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

## Communal gardens
The complex is set in communal gardens, which are maintained by the management company under the service charge. We understand there is one allocated space in the car park.

## Tenure
The property is held under Leasehold tenureship

## Ground rent
£150.00 per annum.

## Service charge
Awaiting details

## Tenure
The property is held under Leasehold tenureship

## Council Tax band
Council Tax band - TBC

## EPC rating
EPC rating - C

## Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 8 Mbps / Ultrafast 1000 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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

## Free Market Appraisals / Valuations

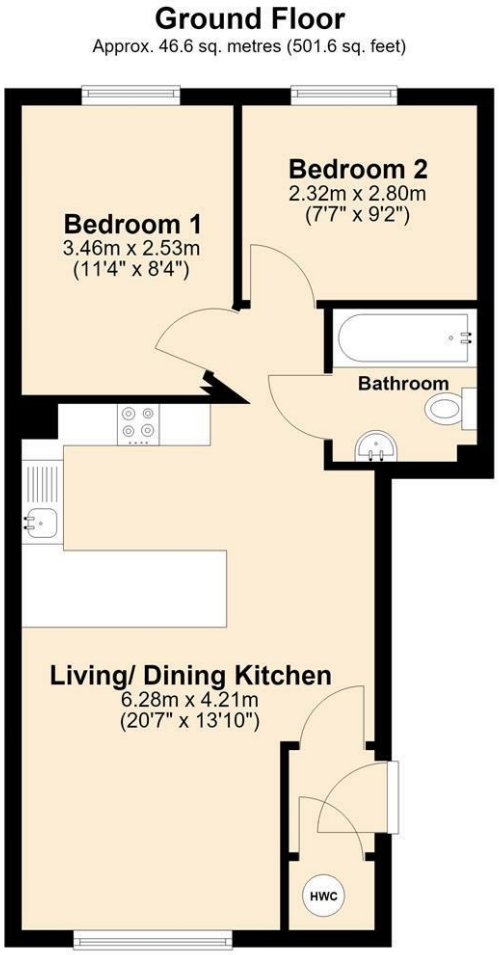
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

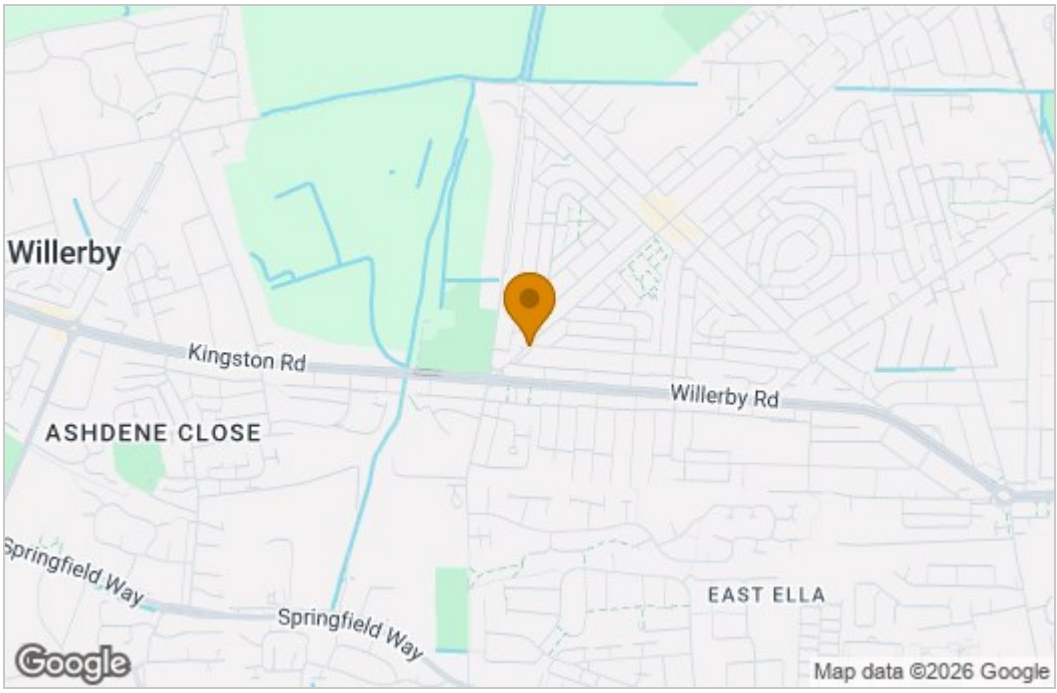
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

## Floor Plan

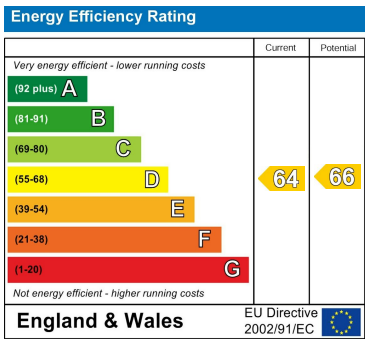


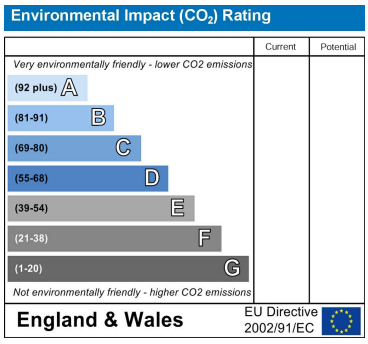

Total area: approx. 46.6 sq. metres (501.6 sq. feet)

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

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk