

Whitakers

Estate Agents



42 Redhill Park

, Hull, HU6 8QH

Asking Price £85,000



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Communal Entrance Hall

Giving access to:

Private Reception Hall

Giving access to all rooms

Lounge

13'8" x 13'10" (4.18 x 4.22)

Window to the rear aspect and a radiator.

Breakfast Kitchen

10'0" x 14'5" (3.06 x 4.41)

A range of fitted floor and wall units with contrasting preparation surfaces having an in set sink unit with mixer tap. Window to the front aspect, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven, four ring hob and an over head extractor canopy. (None tested)

Bedroom One

18'4" x 8'11" (5.61 x 2.72)

Window to the rear aspect and a radiator

Bedroom Two

14'5" x 7'8" (4.40 x 2.35)

Window to the rear aspect and a radiator.

Bathroom

Accessible from Bedroom One and the Hallway there is a white suite to comprise panelled bath, wash hand basin and a low level wc. There is also a radiator.

Car Parking

There is a communal car park to the rear of the property

Council Tax

Hull City Council - band B

Tenure

This property is Leasehold

Lease started 15/03/2007 and the lease ends 01/01/3005

999 years from the 1st of January 2006 and has 978 years lease term remaining.

We have no details of the service charges/ground rent currently however we have established that we believe the ground rent is £150 per year and the annual service charge is £1894.36 and has 979 years left on the lease, any buyer should receive full details from the seller's solicitor and obtain the management pack

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.

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.

Agents Notes:

Services, fittings & equipment referred to in these sales 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.

Material Information:

Construction - Brick with other dwellings above

Conservation Area -No

Flood Risk -Very low

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

Tel: 01482 877177

Broadband - Basic 2 Mbps Ultrafast 1000 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

Offering on a property

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 - the 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.

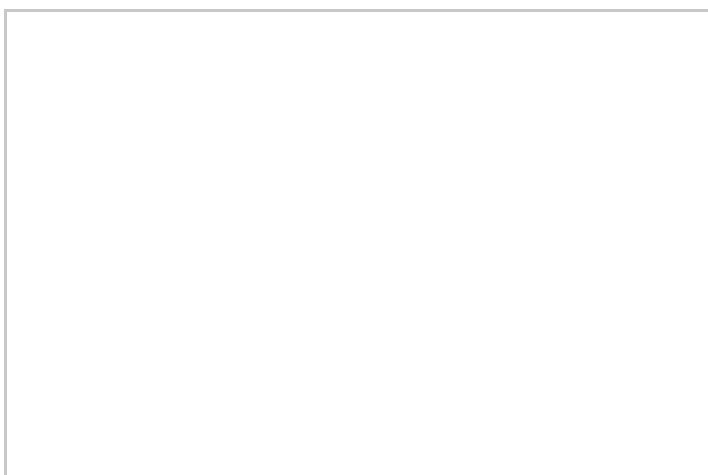
Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited 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 shown 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.

Whitakers Estate Agents Limited 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.



Road Map



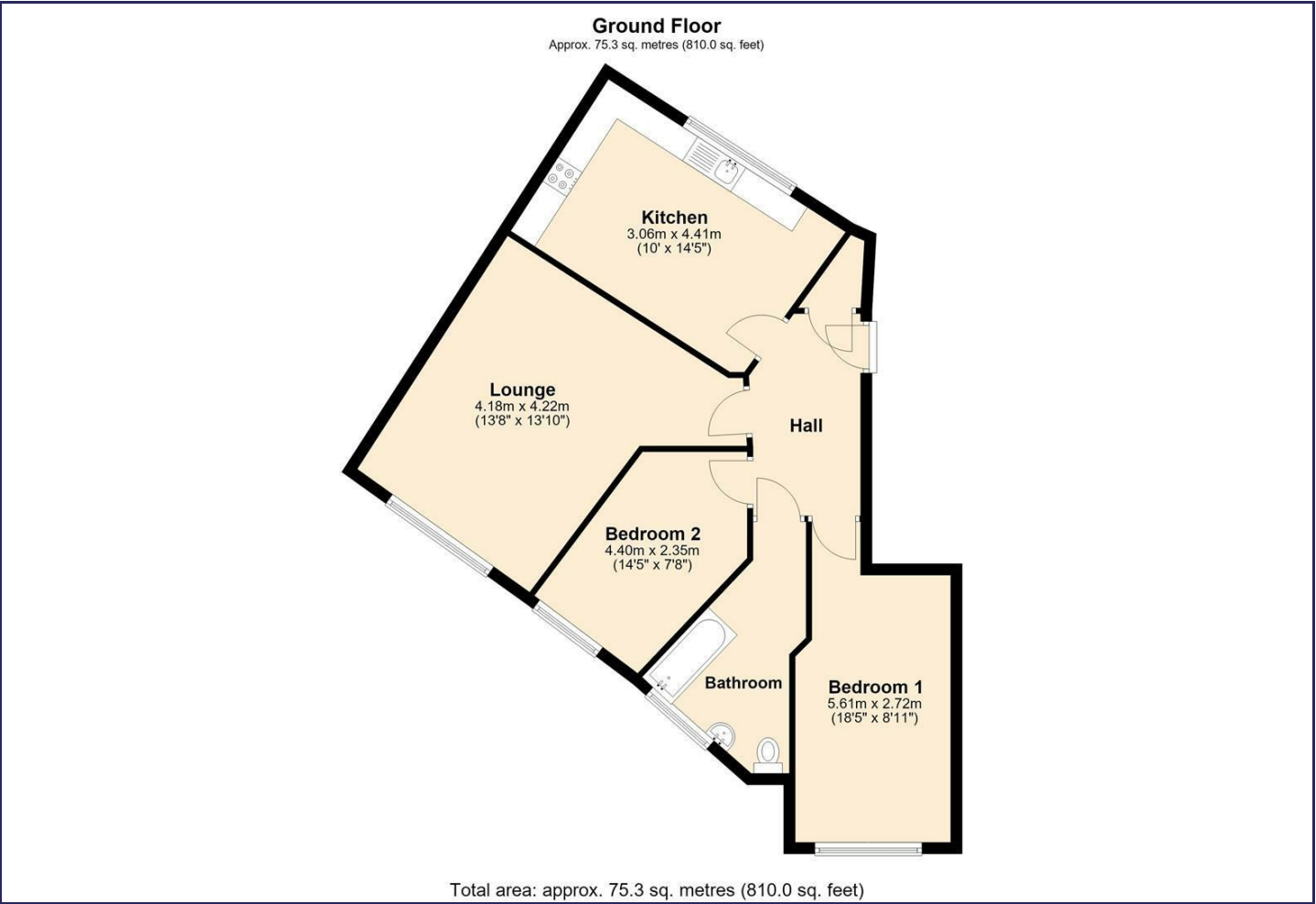
Hybrid Map



Terrain Map



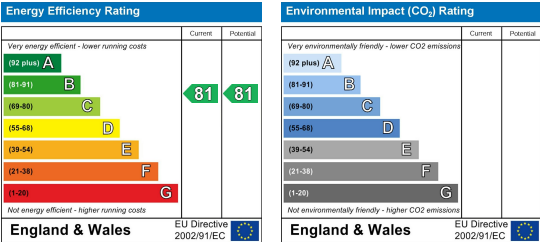
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.