

# Whitakers

Estate Agents



## 2 Captains Walk

, Hull, HU1 2DX

Offers In The Region Of £100,000



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## Description

No Chain Involved !!

Situated in a much sought after central location on the marina, well placed to access the Fruit market, city centre and Humber Street with its wide range of local amenities.

Comprising entrance hall, open plan lounge/ diner and kitchen, two bedrooms and bathroom. The apartment comes with an enclosed rear garden and also a parking space. Viewing is strongly recommended to fully appreciate the accommodation on offer

### Entrance

Entrance door to;

### Entrance Hall

Doors to all rooms, pendant light fitting and laminate flooring.

### Storage Cupboard

Pendant light fitting, laminate flooring and coat hooks, door to hall, radiator.

### Open Plan Lounge / Diner / Kitchen

19'11" maximum x 15'07" maximum (at widest point)  
(6.07 maximum x 4.75 maximum (at widest point))

Double glazed windows to the front and rear aspect and UPVC double glazed patio doors to the front aspect leading to fenced area. Two radiators, light fittings and laminate flooring and feature fire place.

### Kitchen Area

Comprising ceiling flush spot lights and range of base, drawer and wall units, work surfaces and

splash back tiles and breakfast bar. Integrated electric oven and hob, stainless steel sink unit with mixer tap over and space and plumbing for washer.

### Bedroom One

9'8" x 9'2" (2.95 x 2.79)

Double glazed window to the front aspect, radiator, pendant light fitting and laminate.

### Bedroom Two

9'8" x 6'6" (2.95 x 1.98)

Double glazed window to the front aspect, radiator, pendant light fitting and laminate.

### Bathroom

6'4" x 7'10" (Including cupboard ) (1.93 x 2.39

(Including cupboard ))

Double glazed window to the rear aspect, light fitting, storage cupboard and laminate floor and part tiled walls. White three piece suite comprising W.C, pedestal wash basin and panelled bath with mixer tap and over head shower head.

### Outside

Enclosed rear garden with blocked paved area and shrub borders.

### Leasehold

999 year remaining from 2016

£25 Per Annum Service Charge

### Council Tax

Band B.

### Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services,

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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.

#### Disclaimer

Services, fittings & equipment referred to in these sale 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.

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#### Sales 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.



### Road Map



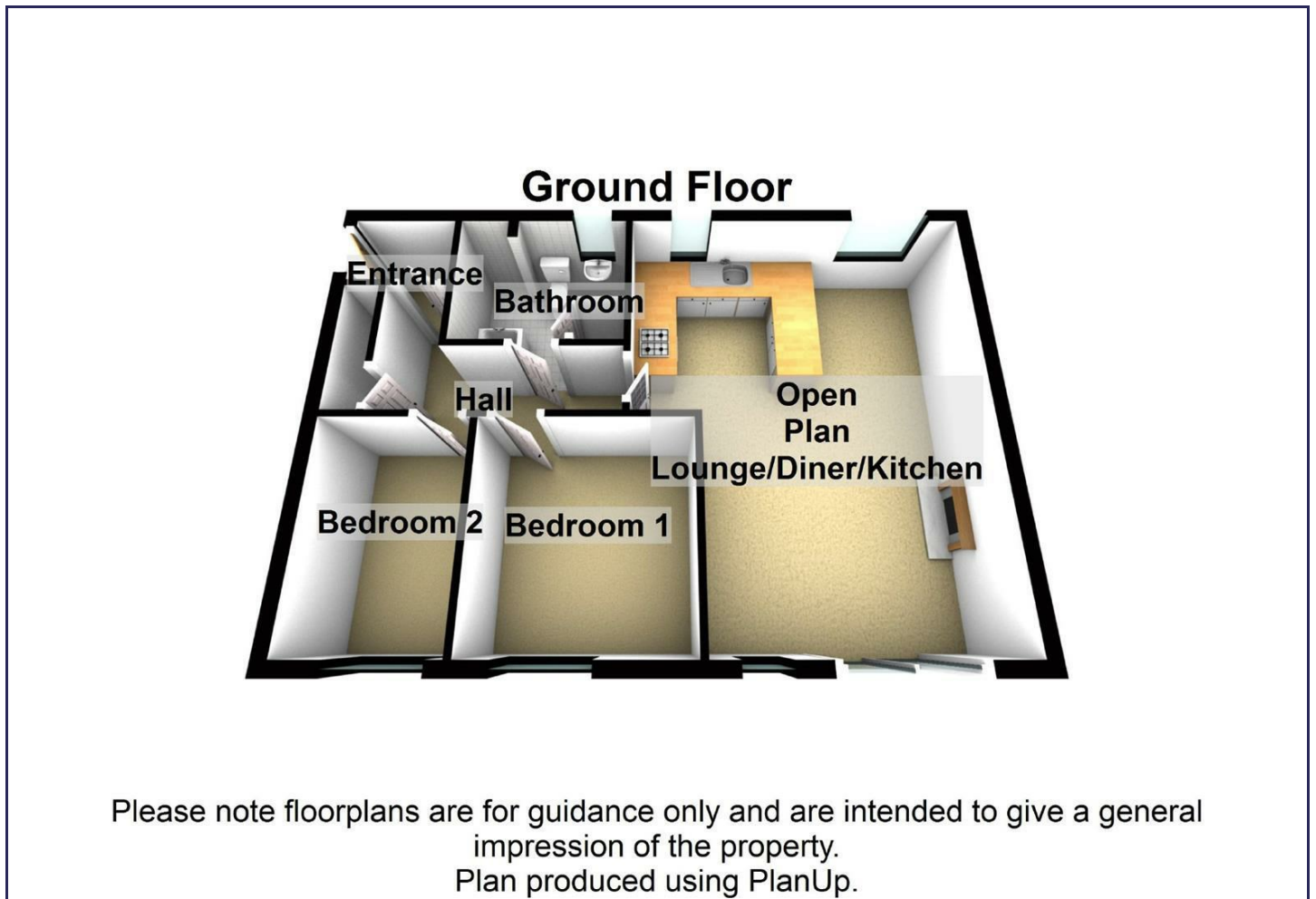
### Hybrid Map



### Terrain Map



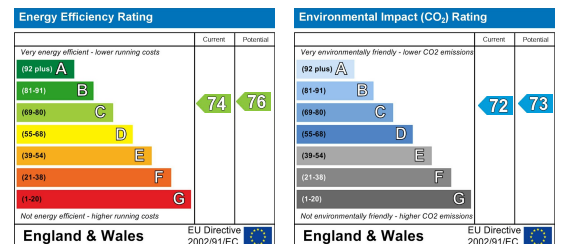
### Floor Plan



### Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.