

# Whitakers

Estate Agents



75 Hainsworth Park

, Hull, HU6 8QQ

£88,000

2 1 1 B



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, Hull, HU6 8QQ

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The accommodation comprises

#### Front external

Externally to the front aspect, the complex overlooks a neatly maintained communal garden with an allocated parking space for the occupier.

#### Communal entrance

With entry phone system and leading to :

#### Private hallway

Wooden entrance door, central heating radiator, built-in storage cupboard and carpeted flooring. Leading to :

#### Open plan lounge / dining area / kitchen

22'1" x 14'5" (6.74 x 4.40 )

#### Lounge / dining area

UPVC double glazed French doors opening to the rear external, central heating radiator and laminate flooring.

#### Kitchen

UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and oven with extractor hood above.

#### Bedroom one

10'8" x 8'11" (3.26 x 2.74 )

UPVC double glazed window, central heating radiator and carpeted flooring.

#### En-suite shower room

Central heating radiator, partly tiled to splashback

areas with tiled flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

#### Bedroom two

8'2" x 10'7" (2.51 x 3.24 )

UPVC double glazed window, central heating radiator and carpeted flooring.

#### Bathroom

Central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three-piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap and low flush W.C.

#### Rear external

To the rear, there is a small lawned garden with allocated parking belonging to neighbouring apartments.

#### Tenure

The property is held under Leasehold tenureship

Service Charge - £1816.00 per annum

Ground Rent - £150.00 per annum

982 years remain on the lease

#### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00340045007501

Council Tax band - B

#### EPC rating

EPC rating - B

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three /

O2

Broadband - Basic 4 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### 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 Notes

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.

#### 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.

#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



## Road Map



## Hybrid Map



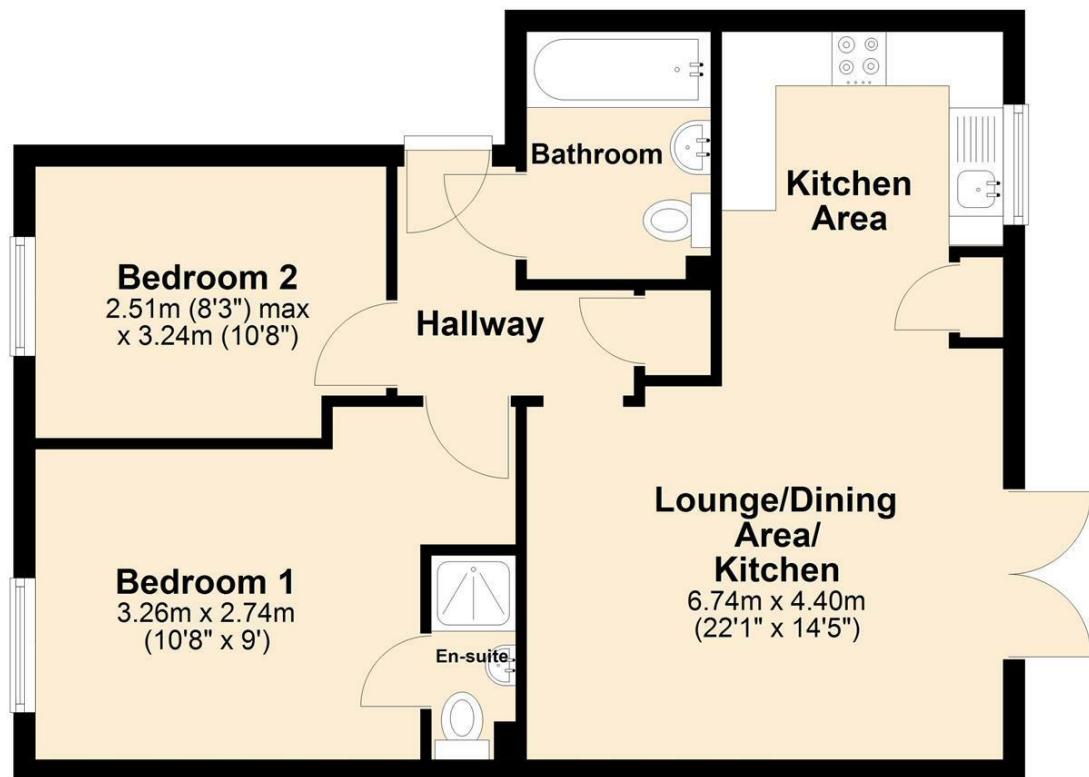
## Terrain Map



## Floor Plan

### Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)

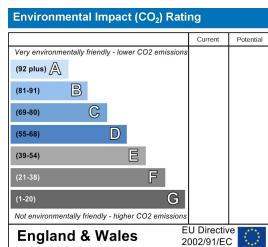
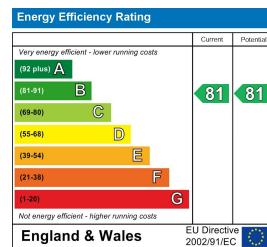


Total area: approx. 54.1 sq. metres (582.7 sq. feet)

## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 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.