Whitakers
Estate Agents

26 Woodheys Park, Hull, HU7 3AJ

Offers Around £85,000

IDAELLY SUITED TO THE FIRST TIME BUYER ,OR INDEED THE BUSY PROPFESSIONAL, THIS BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT SIMPLY NEEDS TO BE SEEN TO APPRECIATE.

JUST A STROLL AWAY FROM THE VILLAGE GREEN AND OF COURSE ALL OF THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL TO STAIRCASE, PRIVATE ENTRANCE HALL, OPEN PLAN DESIGN LOUNGE AND FITTED KITCHEN, BEDROOM OF GOOD PROPORTION AND SHOWER ROOM.

HAVING A CONTEMPORARY THEME THROUGHOUT AND WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THERE ARE COURTYARD CAR PARKING AMENITIES TO THE REAR AND INTERNAL INSPECTION IS ENCOURAGED.

The Accommodation Comprises

Ground Floor

Entrance Door
Leads to:

Communal Hall
Staircase to the landing off with access to the apartment (one other apartment shares the landing).

Hallway
Entrance door, storage cupboard. Leads to:

Living room/ Kitchen 19'6" x 10'9" maximum (5.96 x 3.28 maximum)

Upvc double glazed windows with a Juliet balcony, further Upvc double glazed window to the rear elevation, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob, enclosed gas central heating boiler.

Bedroom 10'1" x 8'4" maximum (3.08 x 2.56 maximum)

Upvc double glazed window, gas central heating radiator and two double wardrobes.

Shower Room

Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC.

Communal Gardens
The property is set in communal gardens and a residents car park with an allocated parking space.

Tenure
The property Leasehold
The lease term was 155 years from January 2010. Which means there is 141 years remaining

Council Tax Band
Council tax band - A
Local authority - Kingston Upon Hull

EPC Rating
EPC rating - TBC

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 3 Mbps / Ultrafast 1000 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

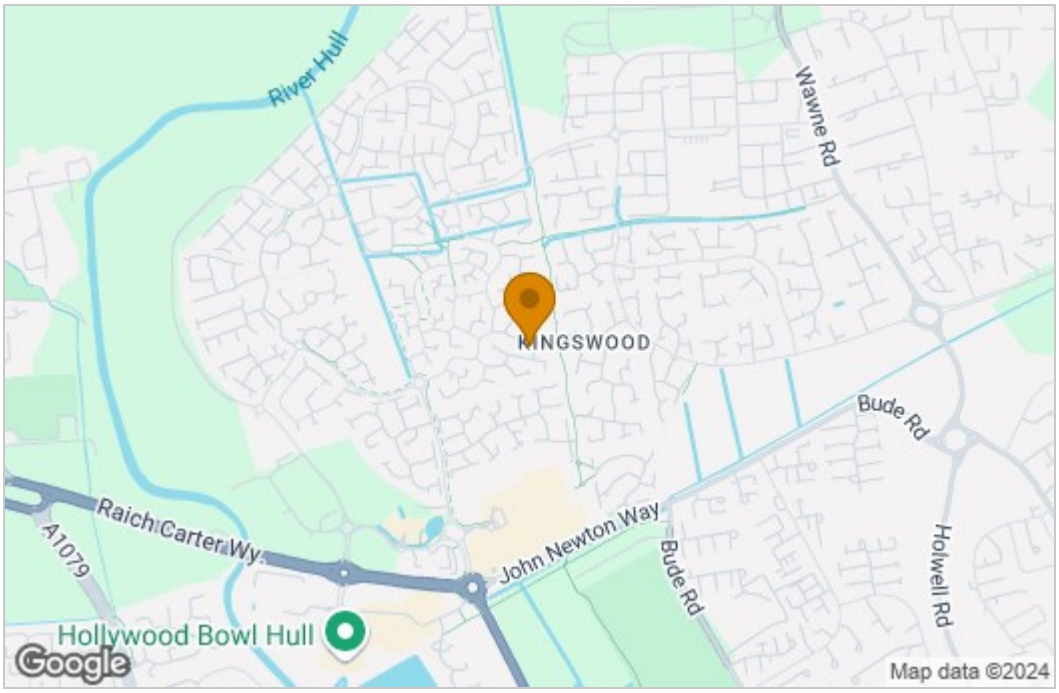
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

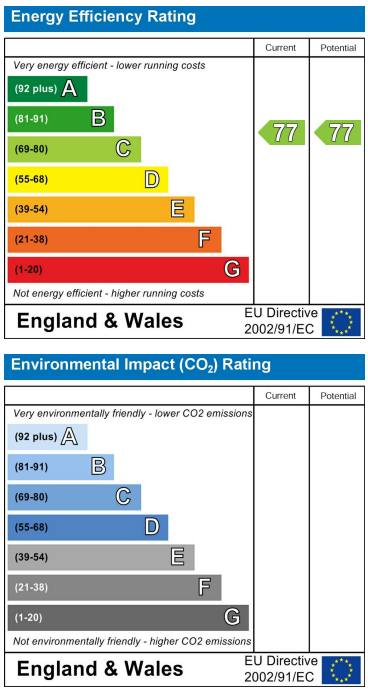
First Floor

Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.

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