

Whitakers

Estate Agents



54 Hamlet Drive, Hull, HU7 3FG

Asking Price £95,000

Self-contained first floor purpose built apartment, situated on the ever popular Kingswood Development.

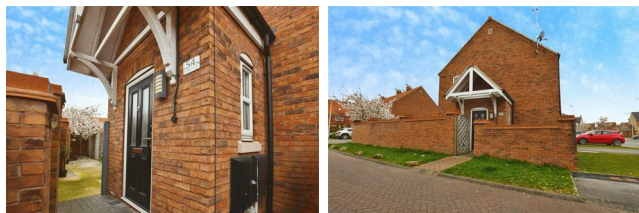
The property boasts a twin aspect open plan kitchen / dining / living room - the kitchen being fitted with a range of contemporary units, a double size bedroom and a well appointed modern bathroom.

There is a courtyard style garden and a private driveway providing off street parking for two vehicles.

This property is a real gem and an internal viewing is mist highly recommended.

The Accommodation Comprises

Front External



Ground Floor

A brick block set pathway leads to a wooden gated entrance which in turn leads to the enclosed courtyard garden and external access into the private entrance hall.

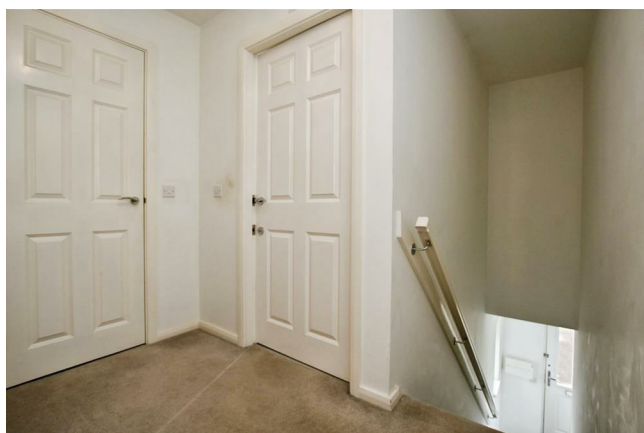
Private Entrance Hall



An external entrance door leads into the private entrance hall where a flight of stairs lead to the first floor accommodation.

First Floor

Landing / Inner Entrance Hall



Having a built-in storage cupboard, a central heating radiator and a loft hatch access to the ceiling. Doors lead from the landing / inner entrance hall into all rooms.

Open Plan Kitchen / Dining / Living Room

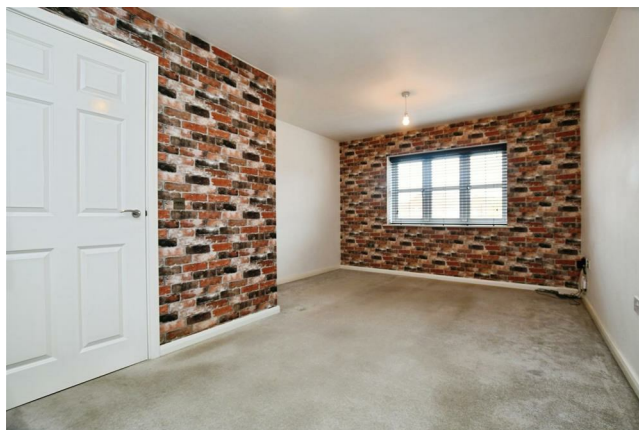


Twin aspect open plan kitchen / dining / living room with defined zonal areas. The kitchen being fitted with a range of contemporary units in a high gloss finish in white comprising: wall mounted eye-level units, drawers and base units with a complementary fitted worksurface over which extends to create a splashback finish to the walls and incorporates a stainless steel one and a half bowl sink and drainer unit with a mixer tap. There is an integrated 'Neff' oven and gas hob with a stainless steel extractor canopy hood above, plumbing for an automatic washing machine, space for a counter fridge, recessed spotlights to the ceiling, a wood effect laminate finish to the floor and a Upvc double glazed window. To the dining / living area there is a central heating radiator and a Upvc double glazed window.

Kitchen Area



Dining / Living Area



Bedroom



This double size bedroom has a feature panelling to one wall, a central heating radiator, a Upvc double glazed window and space for wardrobes.

Bathroom



Being fitted with a modern suite in white comprising: a panelled bath with shower over and fitted glazed side shower screen, a pedestal wash basin with mixer tap and a low level W.C> suite with button push flush. There is a ladder style heated towel radiator in white, an obscured Upvc double glazed window, a tile effect vinyl finish to the floor and a partially tiled finish to the walls to the wet areas.

External

Garden



There is an attractive courtyard style garden, which has areas laid to paving stones, decorative aggregates and brick block set paving with brick walling and timber fencing to the boundaries.

Parking



To the side of the property there is a private driveway set to brick block paving which provides off street parking for two vehicles.

Tenure

The Tenure of this property is Leasehold.

Lease Start Date 02/03/2017

Lease End Date 02/03/2141

Lease Term - From 03/03/2017 Exp. on 02/03/2141

Lease Term Remaining - 115 Years

Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'A'.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT / Sky

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

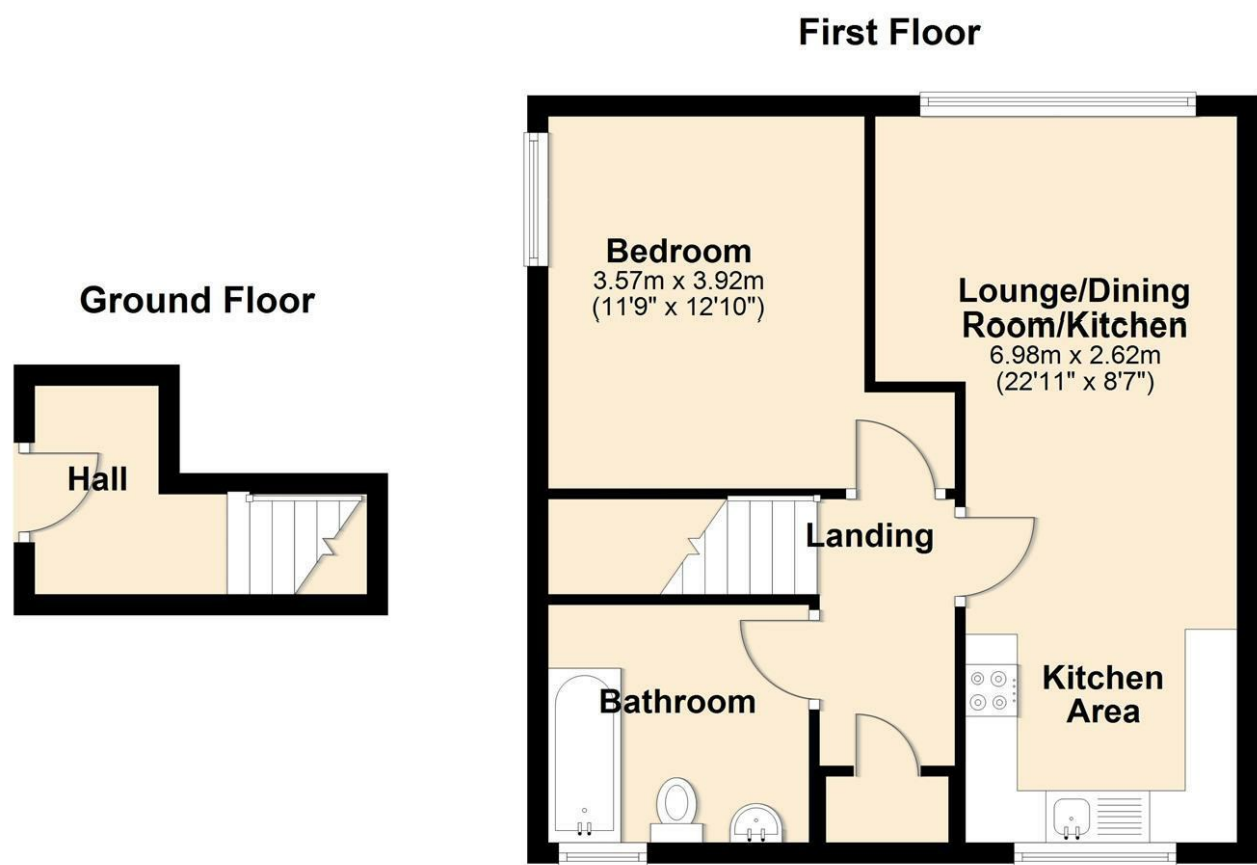
Agents Notes

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.

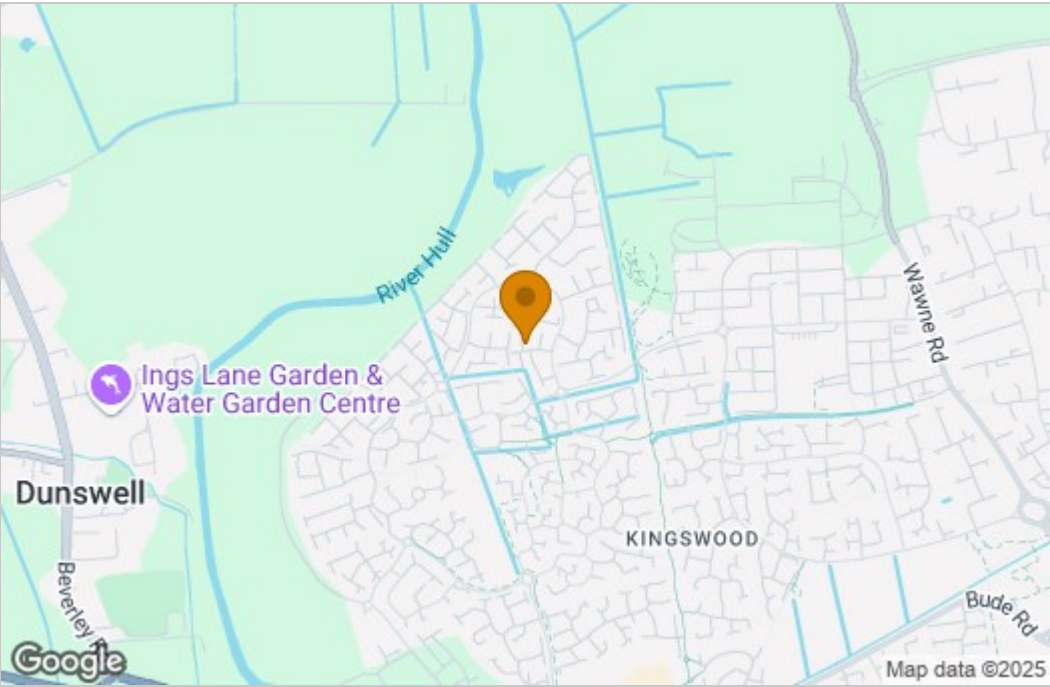
Whitakers Estate Agent Declaration

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.

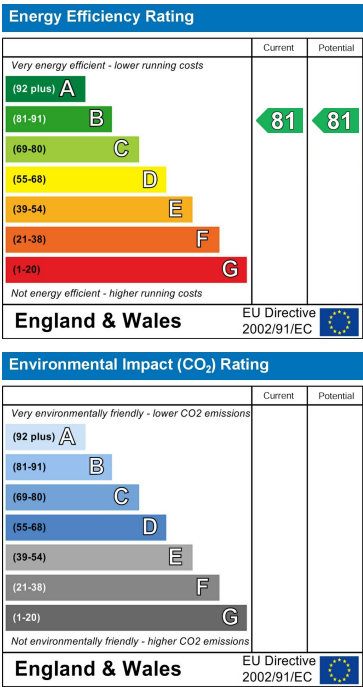
Floor Plan



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.