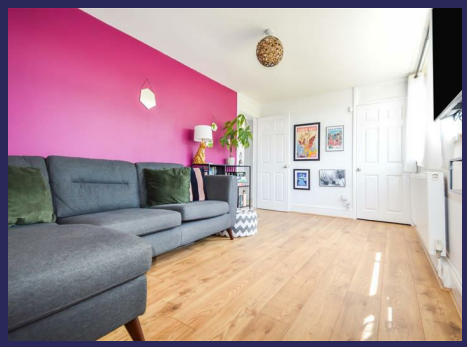
Whitakers
Estate Agents



59 Gleneagles Park, Hull, HU8 9JP

Offers Over £70,000

This ground floor apartment has been exceptionally well presented by the present owners and improved over recent years to include a contemporarily fitted kitchen. The property enjoys an enviable position overlooking community playing fields in the popular area off Dunvegan Road, close to very sought after schools and Sutton village.

The property is light and airy and the accommodation has been utilized to maximize the space by creating a study area within the inner hallway and has an abundance of built-in storage. The accommodation briefly comprises: private entrance hall, lounge, inner hallway / study area, fitted kitchen, double bedroom and well appointed bathroom.
Having Upvc double glazing and gas fired central heating.
There are communal gardens with clothes lines and provision for bin storage.

Description

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Front External

Communal Entrance Hall

An external wooden entrance door with a Upvc double glazed window to the side leads into the communal entrance hall.

A further Upvc inner entrance door with an obscured and stained glazed panel insert to the side elevation leads into the private entrance hall.

Private Entrance Hall

Having an engineered wooden finish to the floor. A door leads into the lounge.

Lounge 14'5" x 9'3" (4.41m x 2.84m)

This light and airy living room enjoys views over a community recreational area. There is an engineered wooden finish to the floor, a central heating radiator, a Upvc double glazed window to the front elevation and a built-in storage cupboard.

Inner Hallway / Study Area

Having a Upvc double glazed window to the rear elevation and a built-in storage cupboard which houses the 'Ideal Logic Combi 24' boiler.

Kitchen 11'4" x 5'1" (3.46m x 1.55m)

Being fitted with a range of contemporary units in a high gloss finish in white comprising: drawers and base units with a complimentary fitted marble effect worksurface over incorporating a stainless steel single sink and drainer unit with mixer tap. There is an integrated 'Lamona' electric oven and four ring halogen hob with a stainless steel splashback finish to the wall and a stainless steel extractor canopy hood above. Having an integrated automatic washing machine, space for a larder fridge freezer, a Upvc double glazed window to the rear elevation, a vinyl finish to the floor, a tiled splashback finish to the walls and recessed spotlighting to the ceiling.

Bedroom 11'8" x 9'3" (3.58m x 2.84m)

Having a Upvc double glazed window to the front elevation, a central heating radiator and two built-in storage cupboards.

Bathroom 8'7" x 4'11" (2.63m x 1.51m)

This well appointed bathroom is fitted with a three piece suite in white comprising: panelled bath with shower over, a pedestal wash basin with mixer tap and a low level W.C. suite with push flush. There is a complimentary tiled splashbck finish to the walls, a vinyl finish to the floor, a chrome effect ladder style radiator, an 'Xpelair' extractor fan unit and an obscured double glazed Upvc window to the rear elevation.

External
There are communal gardens which are mainly laid to lawn and have clothes lines and provision for bin storage.

Tenure
The Tenure of this property is Leasehold.

Lease Start Date
26th January 2004

Lease End Date
26th January 2129

Lease Term
125 Years from 26th January 2004

Lease Term Remaining
106 Years

Council Tax Band
Council Tax Band 'A'.
Local Authority - Kingston-upon-Hull.

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 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.

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.

Whitakers Estate Agent Declaration
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Floor Plan

Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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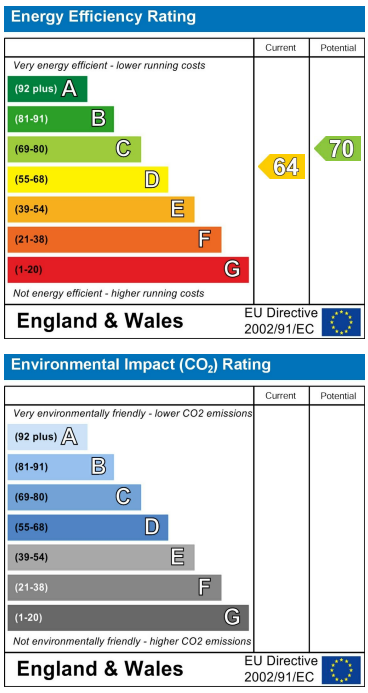
Area Map

Energy Efficiency Graph



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