

Whitakers

Estate Agents



151 Ark Royal

Bilton, Hull, HU11 4BP

Offers In The Region Of £80,000



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The Accommodation comprises:

Entrance Hallway

Front door to carpeted stairs which lead to first floor

Lounge

14'4 x 13'4 (4.37m x 4.06m)

Spacious lounge with carpeted flooring and UPVC window to front aspect.

Kitchen

11'3 x 6'11 (3.43m x 2.11m)

Fitted wall and base units, work surfaces and tiled splash backs, electric hob with oven below and extractor over, 1 1/4 bowl sink. space for under counted fridge and washing machine, breakfast bar and UPVC window to front aspect.

Bedroom

16'9 x 8'6 (5.11m x 2.59m)

Large double bedroom which was formerly 2 bedrooms with 2 UPVC windows to rear aspect.

Shower room

6'11 x 5'6 (2.11m x 1.68m)

Double walk in shower, low flush wc, wash basin with vanity unit below, tiled wals and floor and UPVC window to rear aspect.

Outside

The property benefits from communal gardens

Garage

The single garage is located within close proximity of the property.

Tenure

The property is Leasehold and we understand the

lease to be 999 years from 2009 with a service charge of £500 per annum however these details should be verified via vendors solicitors

Council Tax

Council Tax Band A

Kingston upon Hull City Council

EPC

EPC rating F

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 sales 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.

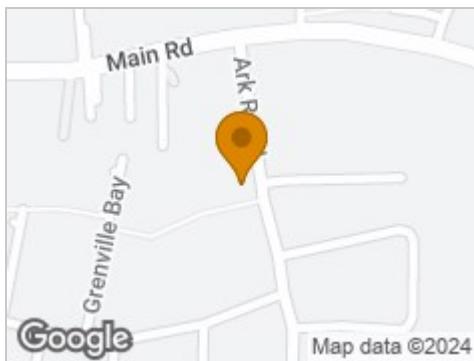
Whitakers Estate Agent Declaration:

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.

Lobby area



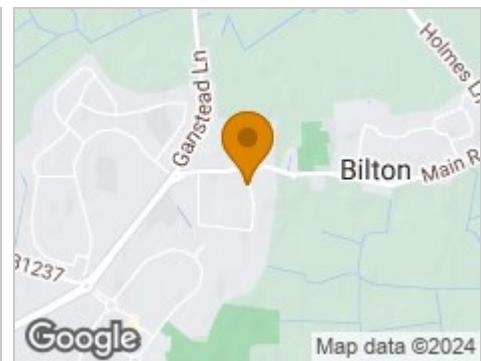
Road Map



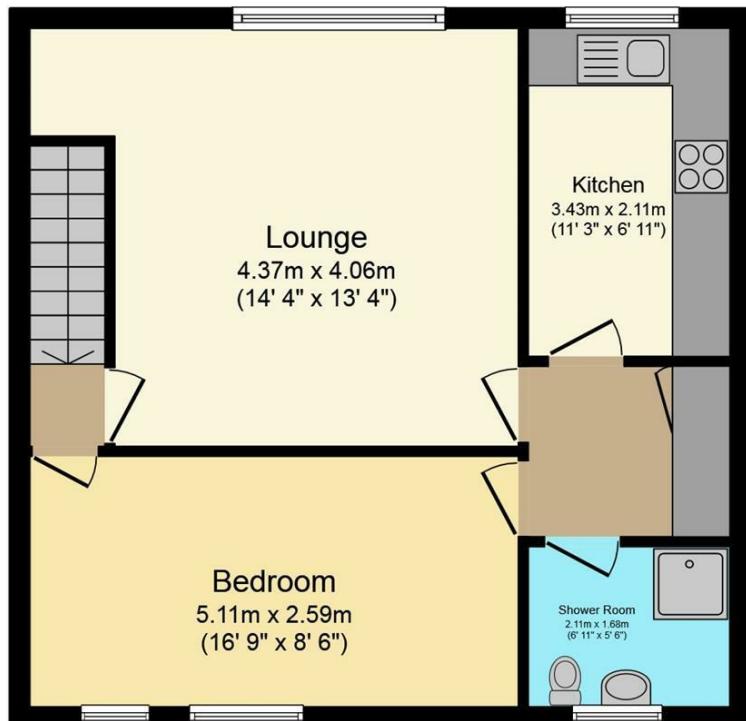
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

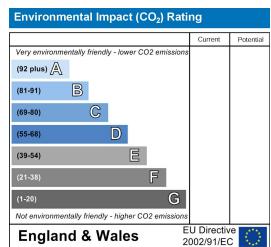
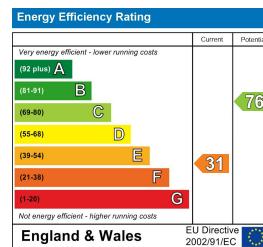
Total floor area 51.8 m² (558 sq.ft.) approx

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

Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 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.