

Whitakers

Estate Agents



187 Ark Royal

Bilton, Hull, HU11 4BP

Offers Around £89,995



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Entrance Hall

Upvc double glazed entrance door. Leads to:

Lounge

14'4" x 12'10" (4.38 x 3.92)

Upvc double glazed window and a coved ceiling.

Inner Hall

Coved ceiling and a large storage cupboard. Leads to:

Kitchen

10'3" x 7'0" (3.13 x 2.14)

Upvc double glazed window, fitted with a range of base wall and drawer units and fitted worktops and a stainless steel sink unit, split level oven and hob with a cooker hood over, plumbing for an automatic washing machine, coved ceiling and tiled flooring.

Bathroom

Upvc double glazed window, fitted with a three piece suite comprising panelled bath with an electric shower over, pedestal wash basin and a low flush WC, tiled flooring.

Bedroom 1

8'7" x 8'9" (2.63 x 2.68)

Upvc double glazed window, coved ceiling and laminate flooring.

Bedroom 2

8'7" x 7'5" (2.63 x 2.28)

Upvc double glazed window, coved ceiling and a storage cupboard.

Communal Gardens

The property is situated within well maintained communal gardens to the front and rear

Council Tax

Tenure

This property is leasehold it has a 999 year term which commenced on the 1st of May 2008, lease end date 1st of May 3007

There is no ground rent to pay however there is a service charge which we believe is £498.84 per annum

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.

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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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 21 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - There are planning applications in the area but non specific to the property

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



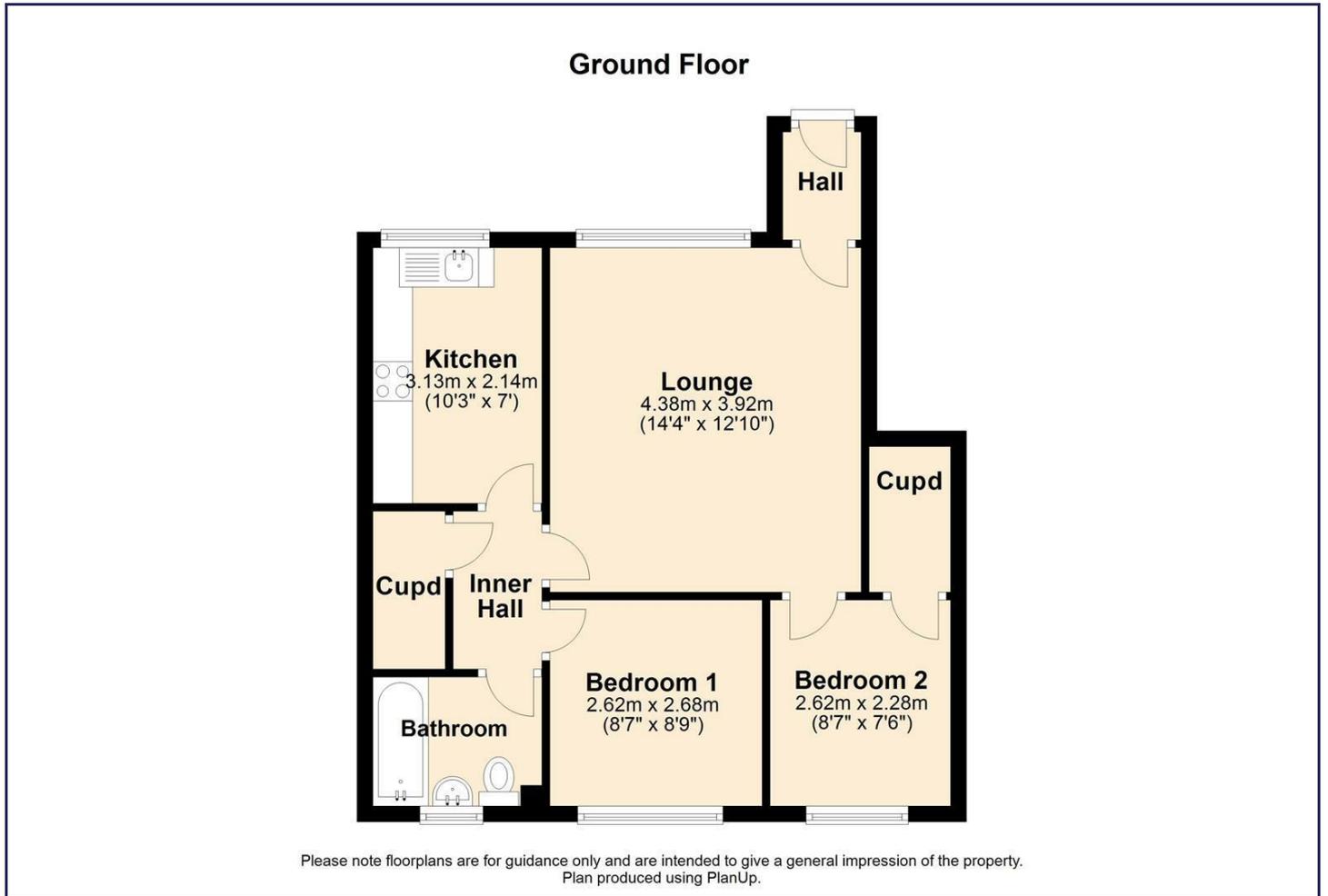
Hybrid Map



Terrain Map



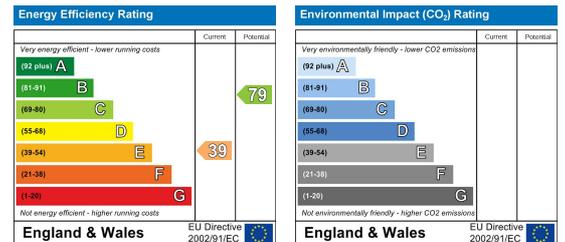
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.