Whitakers
Estate Agents

16 Lealholme Court, Hull, HU8 9FF

Offers Over £80,000

OCCUPYING A COURTYARD POSITION OFF THE EVER POPULAR HOWDALE ROAD DEVELOPMENT TO THE EAST OF THE CITY AND JUST A STROLL AWAY FROM ALL OF THE EXCELLENT AMENITIES THAT SUTTON-ON-HULL VILLAGE HAS TO OFFER, THIS UPPER FLOOR APARTMENT IS BEAUTIFULLY PRESENTED, IS A MUST VIEW FOR THE FIRST TIME PURCHASER AND WILL CERTAINLY INTEREST THE BUSY PROFESSIONAL.

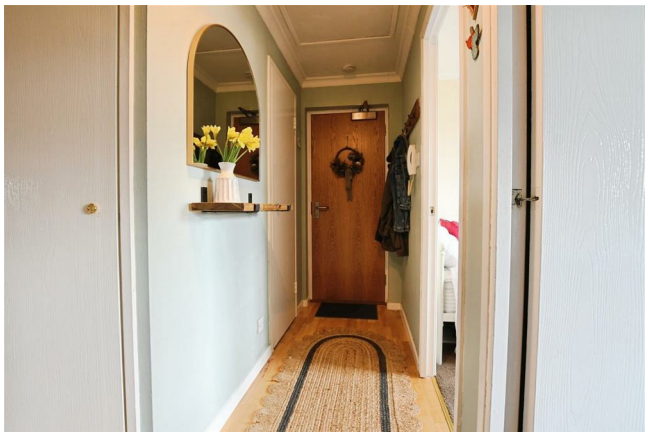
BRIEFLY COMPRISING COMMUNAL ENTRANCE VIA INTERCOM SYSTEM, PRIVATE ENTRANCE HALL, LOUNGE OPENING TO A DINING AREA, FITTED KITCHEN WITH APPLIANCES, TWO BEDROOMS OF GOOD PROPORTION AND A BATHROOM.

HAVING A CONTEMPORARY ELECTRIC HEATING SYSTEM WHICH CAN BE CONTROLLED VIA AN APP AND DOUBLE GLAZING, THE PROPERTY HAS ALLOCATED PARKING AND COMMUNAL GARDENS AND INTERNAL INSPECTION WILL NOT DISAPPOINT.

Communal Entrance

Accessible via an intercom system

Private Entrance Hall



Attractive laminate flooring and two useful storage cupboards.

Lounge 13179'1" x 17'8" (4017 x 5.40)

French Doors to a "Juliet" balcony allowing plenty of natural light and a ceiling radiator. Opens to:

Dining Area

Window to the rear aspect and a ceiling radiator. Feature archway to:

Fitted Kitchen 7'0" x 7'10" (2.15 x 2.40)

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Laminate flooring, plumbing for an automatic washing machine and integrated appliances include an electric oven, an electric hob and a stainless steel over head extractor canopy over head.

Bedroom One 10'0" x 11'0" (3.07 x 3.37)

Window to the front aspect and a ceiling radiator.

Bedroom Two 10'0" x 6'5" (3.06 x 1.98)

Window to the front aspect and a ceiling radiator.

Bathroom

A lovely contemporary bathroom with a white suite to comprise panelled bath, wash hand basin with monobloc tap and a low level wc. Tiled walls and floor, a heated towel rail and there is a "Rain Shower" over the bath with a shower screen to the bath side.

Outside

There is allocated car parking to the courtyard and communal gardens.

Tenure

This property is Leasehold

Council Tax

Hull City Council - band A

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.

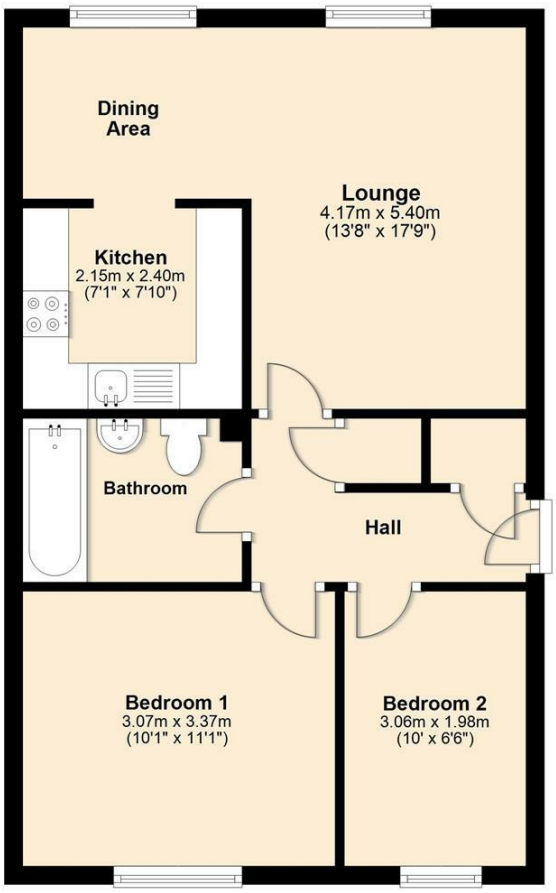
Whitakers Estate Agent Declaration:

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.

Material Information:

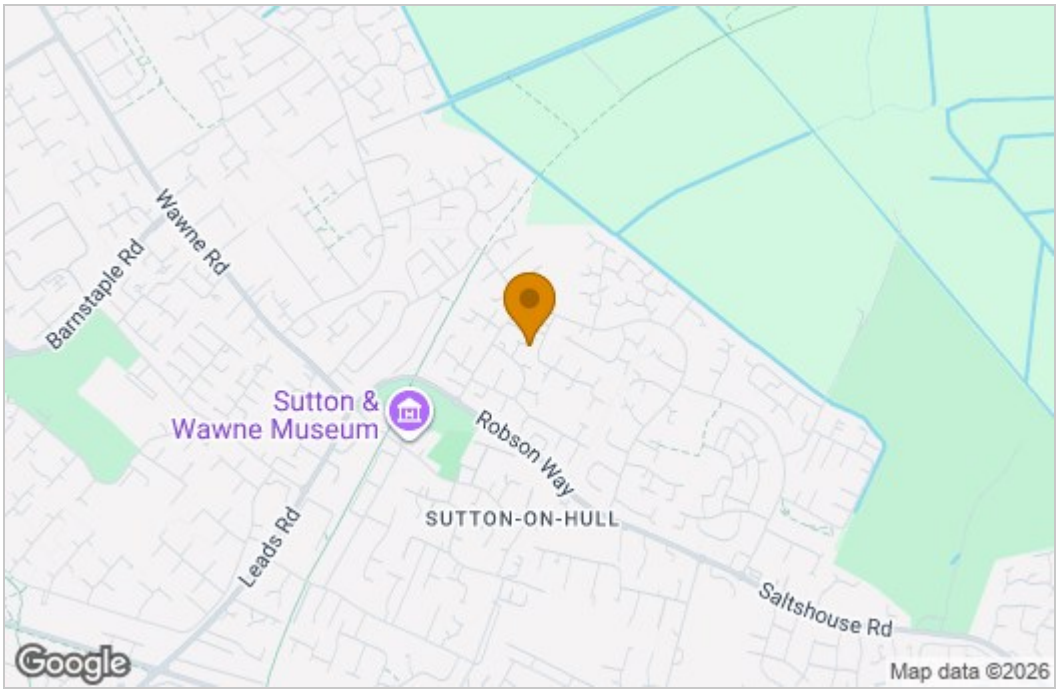
Construction - Within a block built of brick under a tiled roof
Conservation Area - No
Flood Risk -very Low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Floor Plan

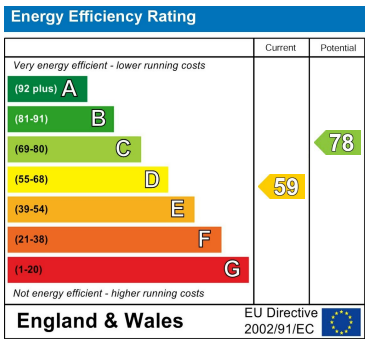


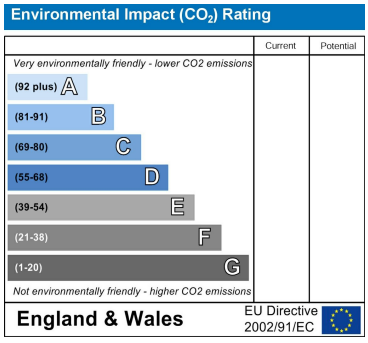
Total area: approx. 50.0 sq. metres (538.5 sq. feet)

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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