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Matthew
Limb
MOVING HOME



Flat 6, 215 New Bridge Road, Hull, East Yorkshire, HU9 2LR

- 📍 Ground Floor Flat
- 📍 Convenient Location
- 📍 Close To Amenities
- 📍 Council Tax Band= A
- 📍 Cosmetic Updating Required
- 📍 Designated Parking
- 📍 No Onward Chain!
- 📍 Leasehold/EPC= E

£59,950

INTRODUCTION

Situated in a very convenient location is this ground floor apartment. Requiring some cosmetic updating, the accommodation has its own private entrance door opening through to a hallway with storage cupboard off. There is a bedroom with fitted wardrobes, modern shower room, kitchen and lounge. The property has the benefit of electric heating and uPVC double glazing. There is also designated parking.

LOCATION

The purpose built apartment is situated along New Bridge Road close to the junction with Southcoates Lane and giving easy access to the A165/Holderness Road. East Park is just a short distance away and there are many shops and amenities including a Morrisons Supermarket, East Park and Woodford Leisure Centre. The area is serviced by public transport and road links to the city centre.

ACCOMMODATION

Private residential entrance door to:

ENTRANCE HALL

With storage cupboard.

LOUNGE

13'1" x 8'10" approx (3.99m x 2.69m approx)
Window to front.



KITCHEN

13'1" x 8'2" approx (3.99m x 2.49m approx)
With fitted base and wall units, sink and drainer, tiled splashbacks, cooker point, windows to front and side.



BEDROOM

10'5" x 9'11" approx (3.18m x 3.02m approx)
Fitted wardrobes and window to rear.



SHOWER ROOM

With modern suite comprising a corner shower enclosure, wash hand basin and low flush W.C. Window to side.



OUTSIDE

There is designated car parking with gated access.



TENURE

Leasehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

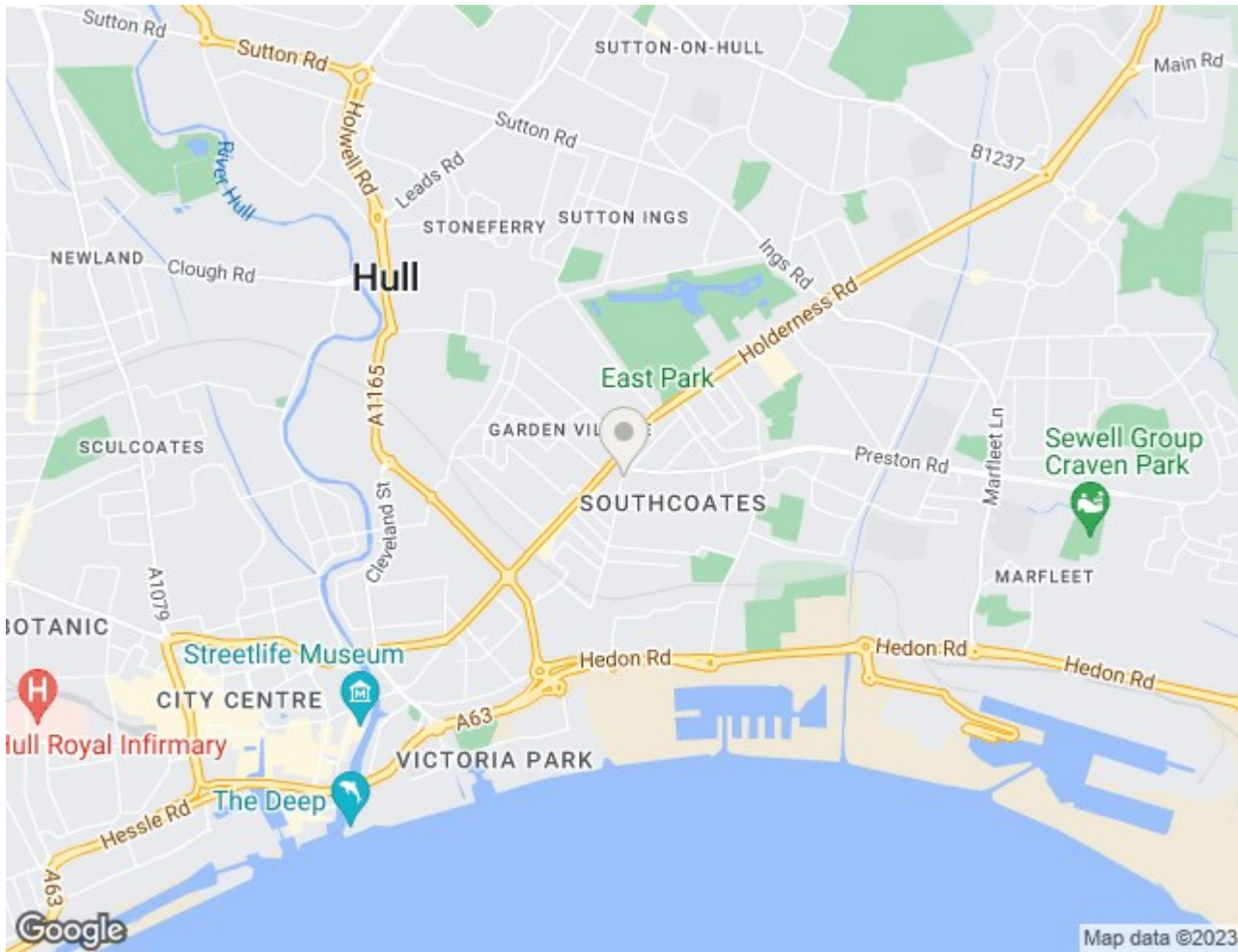
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.




Ground Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Total area: approx. 44.6 sq. metres (479.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	