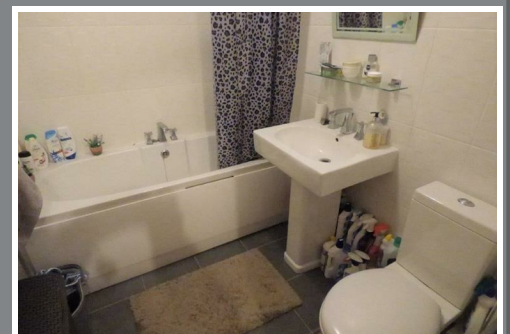




20 Kilton Court Howdale Road, Hull, East Yorkshire, HU8 9FE

- Well presented first floor apartment
- Two bedrooms
- Fitted kitchen
- Long leasehold initially of 999 years
- Car parking for residents
- Great investment opportunity
- Lounge/dining room
- Bathroom
- Electric heating/uPVC DG
- Viewing Recommended

Price £77,500



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

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E-mail: info@leonards-hull.co.uk

Website: www.leonards-hull.co.uk

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20 Kilton Court Howdale Road, Hull, East Yorkshire, HU8 9FE

WELL PRESENTED FIRST FLOOR APARTMENT. Residential investment let on a AST
Located off the popular Howdale Road, close to Sutton Village is this well presented first floor apartment which will make a great investment opportunity. With electric heating and uPVC double glazing and accommodation comprising an entrance hall. "L" shaped lounge/dining room, fitted kitchen, bathroom with three piece suite and two bedrooms. Communal gardens and residents parking. **VIEW NOW TO AVOID DISAPPOINTMENT.**

Location

Situated in a highly desirable location off Howdale Road with close proximity to Sutton Village.

Ground Floor

Communal Entrance

Enter via the communal door into the communal hallway.

Communal Hallway

Stairs leading to the first floor apartment.

Apartment

Entrance

Main door leads into the apartment hallway.

Hallway

Internal doors leading into the two bedrooms, bathroom and lounge/dining room. Storage cupboard. Wall mounted storage heater.

Lounge/dining room

17'6 max x 13'7 max (5.33m max x 4.14m max)

"L" shaped. There are uPVC double glazed French doors to the front aspect with a Juliet balcony. Further uPVC double glazed window to the front. Wall mounted electric heater. Laminate flooring. Coving to the ceiling. Arch leading into the kitchen.

Kitchen

8'0 x 7'2 (2.44m x 2.18m)

Fitted with a range of base, wall and drawer units with contrasting wood effect work surfaces. Stainless steel circular sink unit with mixer tap. Induction hob and an electric oven. Stainless steel chimney extractor over. Plumbing for an automatic washing machine.

Bedroom One

10'9 x 9'9 (3.28m x 2.97m)

A uPVC double glazed window to the rear aspect. Wall mounted electric heater.

Bedroom Two

9'9 x 6'7 (2.97m x 2.01m)

A uPVC double glazed window to the rear aspect. Wall mounted electric heater.

Bathroom

7'9 x 5'9 (2.36m x 1.75m)

Comprising of a panel bath with mixer tap and electric shower, pedestal wash hand basin and low level flush WC. Fully tiled walls.

External

Set withing communal gardens with an attractive courtyard providing car parking for residents.

Services

The mains services of water, electric and drainage are connected. The property has electric storage heaters providing heating and an electric immersion for the hot water.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference No: 00230481002009. Prospective purchasers should check this information before making any commitment to purchase the property.

Tenancy/Lease details

The current tenant is on an Assured Shorthold tenancy dated 9th October 2018 and is paying £400pcm. The tenure of the property is LEASEHOLD. The term of the lease is 999 years from 23rd July, 1993. We have been advised that there is a peppercorn rent and a service charge of £78.80 a month. Full clarification must be sought by legal advisors prior to legal completion.

Energy Performance Certificate

The current energy rating on the property is C(76)

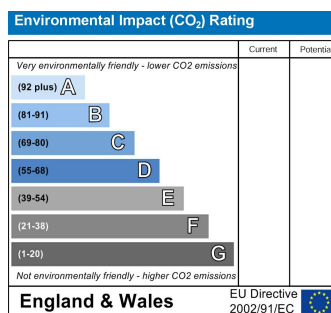
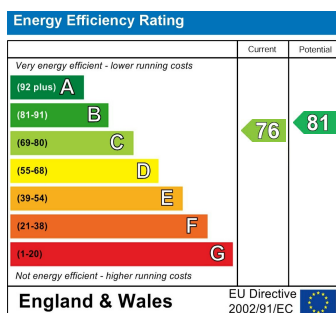
Viewings

Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

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Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property, we have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently been marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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