



WOOLLEY
& PARKS

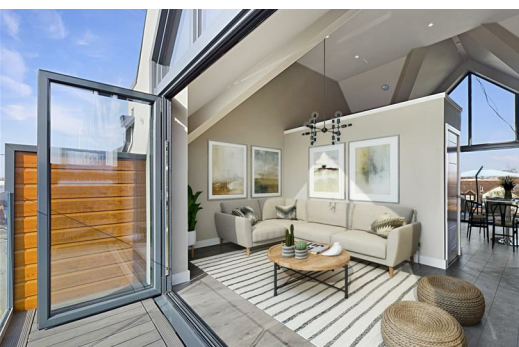


5 Maritime Court Manor House Street, Hull, East Yorkshire HU1 2DF Offers over £265,000

* CALL TO BOOK A PRIVATE VIEWING *

* CITY CENTRE LIVING AT ITS BEST * ONE OF ONLY FOUR CONTEMPORARY TOWNHOUSES ON THIS SELECT NEW DEVELOPMENT * WELL PLANNED ACCOMODATION WITH SCANDANAVIAN INFLUENCES * STUNNING OPEN PLAN TOP FLOOR LIVING/KITCHEN WITH TWO BALCONIES * 3 GOOD SIZED BEDROOMS & HOME OFFICE * 2 BATHROOMS & UTILITY * SUPERB ROOF-TOP VIEWS * CLOSE TO THE MARINA, SHOPS, CAFE'S & RESTAURANTS * SECURE PARKING * REAR GARDENS * ONLY TWO HOMES NOW REMAINING & PLOT 5 WILL BE COMPLETED SHORTLY *

Maritime Court is located on the edge of this popular residential area close to the marina, shops, restaurants, cafe's, bars and Humber Street and just a short walk from the city centre. Now nearing completion are ready for occupation.



19 North Bar Within | Beverley | East Yorkshire | HU17 8DB
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GROUND FLOOR

ENTRANCE HALL

4'11" x 3'9" (1.51m x 1.16m)

RECEPTION ROOM/HOME OFFICE/BEDROOM 4

11'8" x 9'6" (3.58m x 2.92m)

REAR ENTRANCE HALLWAY

12'2" x 5'7" plus 5'5" x 6'11" (3.72m x 1.72m plus 1.66m x 2.11m)

EN-SUITE SHOWER ROOM

5'4" x 5'4" (1.64m x 1.63m)

BEDROOM

11'7" x 9'5" (3.54m x 2.89m)

FIRST FLOOR

LANDING

5'8" x 5'4" (1.74m x 1.64m)

BEDROOM

17'6" x 9'7" (5.34m x 2.93m)

JACK & JILL BATHROOM

9'1" x 5'8" (2.77m x 1.73m)

BEDROOM

11'6" x 9'8" (3.53m x 2.96m)

EN-SUITE SHOWER ROOM

6'3" x 5'6" (1.91m x 1.70m)

SECOND FLOOR

LIVING/DINING/KITCHEN

25'3" x 17'5" plus balconies (7.7m x 5.32m plus balconies)

OUTSIDE

Secure parking space to the rear (additional space available at additional cost).

open plan shared garden space, patios & bin store facilities.

3D VIRTUAL TOUR

Have a look at the 3D Virtual viewing online, visit: <https://premium.giraffe360.com/woolleyparks/maritimecourt/>

PRIVATE VIEWINGS

Contact us to arrange a private viewing.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

