

Whitakers

Estate Agents



41 Old Harbour Court

, Hull, HU2 8HZ

Offers Over £105,000



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Entrance hall

With storage cupboard, wood flooring and the loft access which has boarding for storage

Kitchen

9'2" x 7'5" (2.786 x 2.261)

The kitchen has a range of modern base and wall units with contrasting work surfaces over, tiled splash back's, sink and drainer and built in electric oven with four ring electric hob and extractor, space for fridge freezer and plumbing for an automatic washing machine

Bathroom

6'8" x 6'8" (2.033 x 2.021)

The spacious bathroom has a panel bath with mixer tap shower, low level wc and a pedestal wash hand basin, vinyl floor and electric heater, partial tile walls

Lounge

12'1" x 16'10" (3.679 x 5.123)

The beautiful lounge has Upvc double glazed french doors opening to the Juliette balcony, a Upvc double glazed window to the front and side aspect, an electric wall heater

Bedroom One

12'7" x 12'0" (3.844 x 3.661)

The lovely bedroom has amazing views over the city with a Upvc double glazed window to the side aspect, a wall heater, carpet flooring.

En suite

8'5" x 3'3" (2.565 x 0.986)

The en-suite has a shower enclosure with thermostatic shower, a pedestal wash hand basin, a low level wc and vinyl flooring.

Bedroom two

7'8" x 7'6" (2.327 x 2.292)

The second bedroom has a Upvc double glazed window to the front aspect, an electric wall heater and carpet flooring, fitted furniture offering ample storage.

Outside

The property has a communal garden overlooking the river Humber

Secure parking

With secure parking on the ground floor with remote access.

Communal Garden

The communal garden overlooks the river Humber and has seating areas to enjoy the view!

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.

Tenure

Tenure leasehold - we understand that this property is leasehold and purchasers will usually be liable for Service charges (paid monthly, quarterly or annually depending on the property together with a ground rent and additional fees. A sinking fund for future repairs may be applicable. The terms of the lease may place restrictions on pets, parking, vehicles etc and we strongly suggest and queries are raised before any costs are incurred. Please contact us for further information although we can give no warranty for information provided to us by 3rd parties.

Tel: 01482 330490

Agents notes

Services, fittings & equipment referred to in these sale 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.

Disclaimer

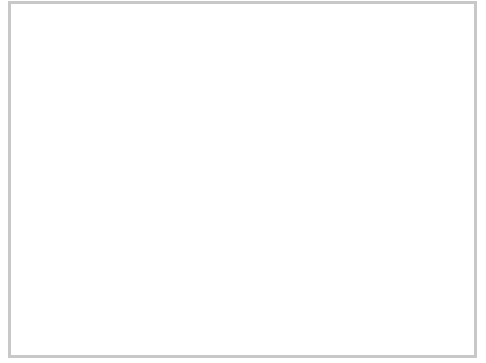
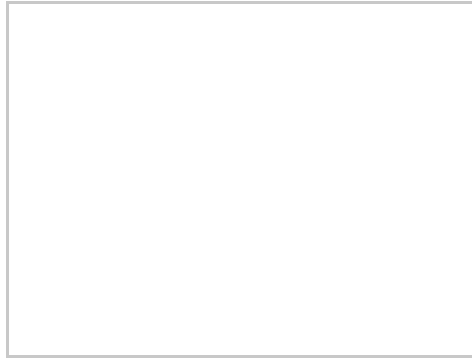
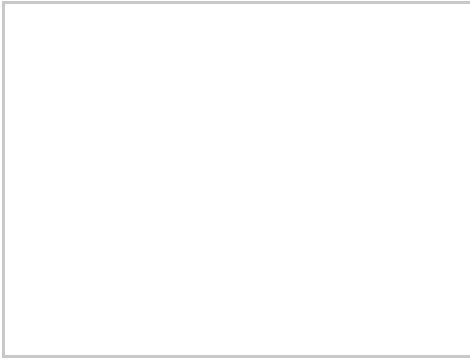
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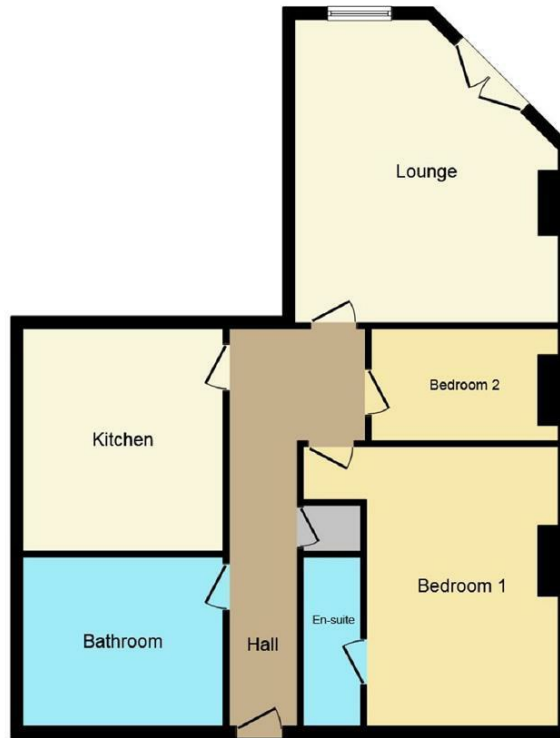
Road Map

Hybrid Map

Terrain Map



Floor Plan



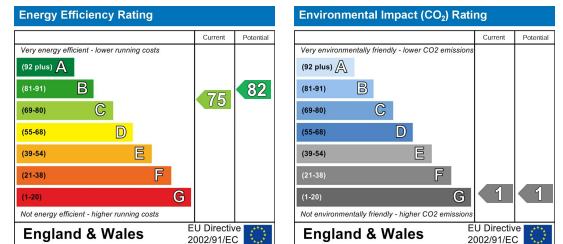
Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 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 firms employment has the authority to make or give any representation or warranty in respect of the property.