



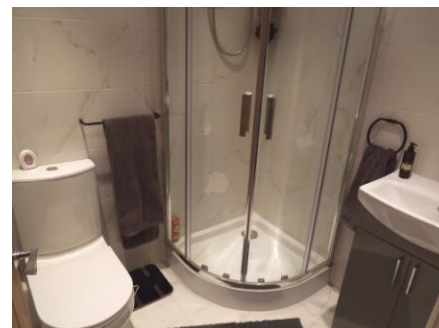
11 St Michael's Mount, Inglemire Avenue

Hull

HU6 7TF

Guide Price £59,950

We offer onto the market this well-presented 1 Bedroom second floor apartment ideal for the first-time-buyer or those looking to down-size. The well-cared-for accommodation which must be viewed to be appreciated, briefly comprises:- Communal Hallway, Private Entrance Hallway, Lounge and Dining Area, fitted Kitchen including oven and hob, Bedroom with built-in wardrobe and newly installed Shower Room/WC. The property also benefits from uPVC double glazing and electric radiator heating. The property stands in delightful communal grounds and is situated in this very popular and convenient location. Viewing highly recommended.



Property Features

- Second Floor Apartment
- 1 Bedroom
- Newly Installed Shower Room/WC
- New Internal Doors
- Electric Radiator Heating/uPVC Double Glazing
- Delightful Communal Grounds
- Must Be Viewed Internally
- Very Convenient Location

Full Description

LOCATION

The property is situated just off Inglemire Avenue therefore in an ideal position for local amenities including shops, public transport, schooling and for Hull University. Also good travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

COMMUNAL HALLWAY AND STAIRS LEADING TO :-

SECOND FLOOR

PRIVATE ENTRANCE HALL

With an entry door, built-in cupboard and further built-in cupboard housing lagged tank.

LOUNGE

15' 7" x 10' 2" (4.75m x 3.1m)

With cornice to the ceiling, TV point, electric radiator and uPVC double glazed windows overlooking the front and side.

FITTED KITCHEN

8' 4" x 6' 5" (2.54m x 1.96m)

With a stainless steel single sink with drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, uPVC double glazed window which overlooks the side, built-in under-oven, four ring electric hob, extractor/cooker hood and plumbing for automatic washing machine.

BEDROOM

10' 11" x 10' 2" (3.33m x 3.1m)

With uPVC double glazed windows which overlook the rear and side, built-in wardrobe, built-in cupboard, electric heater and cornice to the ceiling.

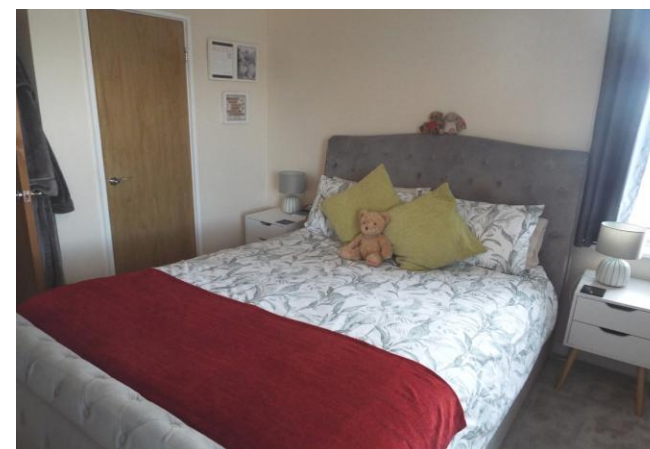
NEWLY INSTALLED SHOWER ROOM

6' 2" x 5' 4" (1.88m x 1.63m)

With shower cubicle, vanity wash hand basin with mixer tap, low level WC, fully-tiled walls, downlighters, tiled flooring, extractor.

OUTSIDE

The property stands in delightful communal grounds together with residents' car parking facilities.



Full Description

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). Please be aware that the apartment is only available as an owner occupied property as there is a clause in the lease confirming that the flats in the block are not to be rented out. No Pets are allowed - only caged birds, guide dogs and old cats that won't go out as the building isn't suitable. The Lease is dated November 1988 and states a term of 125 years from the commencement date. The Ground rent / service charge includes buildings insurance, garden maintenance & window cleaning as well as the interior of the blocks. It is payable each month and is £50.

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, 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. Do so, particularly if travelling some

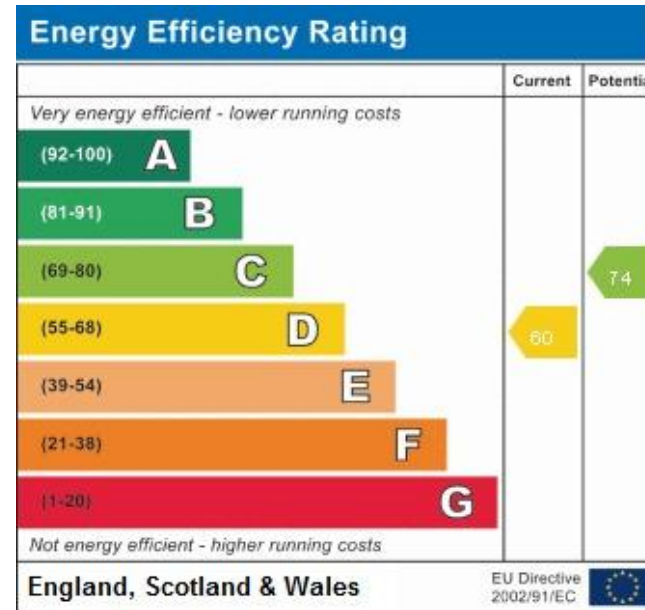
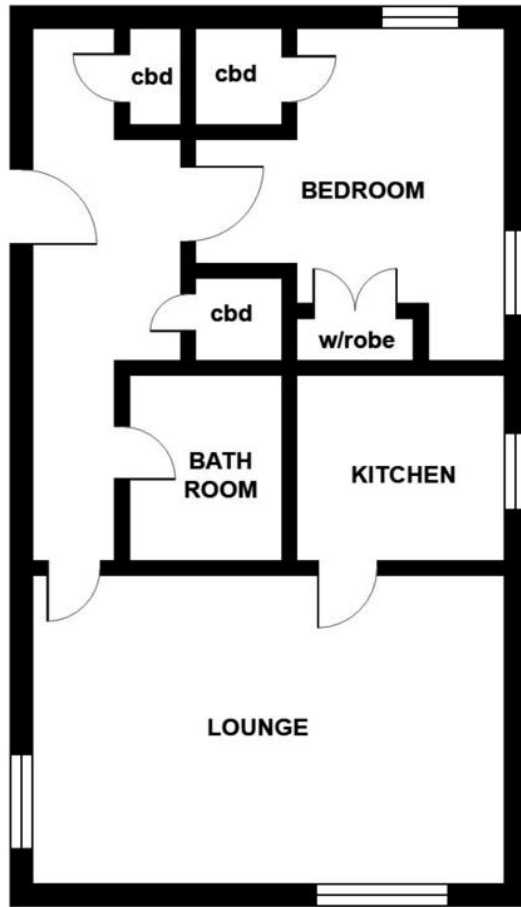
distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm
Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements