



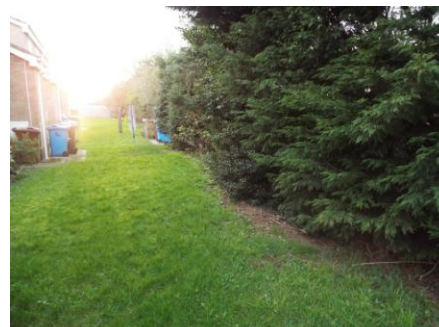
## 15 Gullane Drive

Hull

HU6 7XQ

£75,000

NO CHAIN INVOLVED! An ideal opportunity for the first time buyer or investor to purchase this 2 Bedroom ground floor apartment benefiting from gas central heating and uPVC double glazing. Briefly the accommodation includes Enclosed Porch with good-size storage cupboard off, Inner Hall, Lounge, Kitchen with fitted units, 2 Bedrooms (one with fitted wardrobes) and Bathroom/WC. The property stands in delightful communal gardens and within a cul-de-sac setting as has the benefit of its own garage. The property would benefit from some upgrading, hence the realistic price.



## Property Features

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- Ground Floor Apartment
- Ideal First-Time-Buy/Investment
- 2 Bedrooms
- Pleasant Cul-De-Sac
- Gas Central Heating/uPVC Double Glazing
- Convenient Location
- Garage
- No Chain Involved

## Full Description

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### LOCATION

The property which is situated on Beverley High Road on this popular modern residential development, is close to local amenities including the Tesco supermarket, bus service and short travelling distance from the Kingswood retail park. Also convenient for the Beverley bypass as well as for Hull city centre itself.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENCLOSED ENTRANCE PORCH

With uPVC double glazed entry door and side windows, useful good-size storage cupboard.

##### INNER HALLWAY

With uPVC double glazed entry door, single central heating radiator.

##### LOUNGE

15' 6" x 9' 10" (4.72m x 3m)

With uPVC double glazed window which overlooks the front, double central heating radiator, fire surround with electric fire, cornice to the ceiling.

##### KITCHEN

9' 11" x 6' 11" (3.02m x 2.11m)

With a single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas with tiled surrounds, uPVC double glazed window which overlooks the front, single central heating radiator, plumbing for automatic washing machine, cupboard housing boiler serving central heating and hot water.

##### BEDROOM 1

9' 11" x 9' 6" (3.02m x 2.9m)

With fitted wardrobes having sliding doors, single central heating radiator, uPVC double glazed window which overlooks the rear, cornice to the ceiling.

##### BEDROOM 2

9' 9" x 6' 11" (2.97m x 2.11m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, cornice to the ceiling.





## Full Description

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### BATHROOM

7' 0" x 6' 1" (2.13m x 1.85m)

With a panelled bath having handle grips and separate shower over, pedestal wash hand basin, low level WC, three walls are tiled, uPVC obscured double glazed window, single central heating radiator.

### OUTSIDE

The property stands in delightful communal grounds and is situated in a cul-de-sac setting. Just a short distance across the way, there is a Garage (Freehold) within a block which belongs to the property and has an up and over door.

### TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). The Lease was granted on 31/1/1980 and runs for a period of 999 years. The monthly service charge is currently £41.20 and there is an annual Ground Rent payable of £10. The Garage is Freehold and will solely belong to the new owner of the apartment.

### VIEWING

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

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

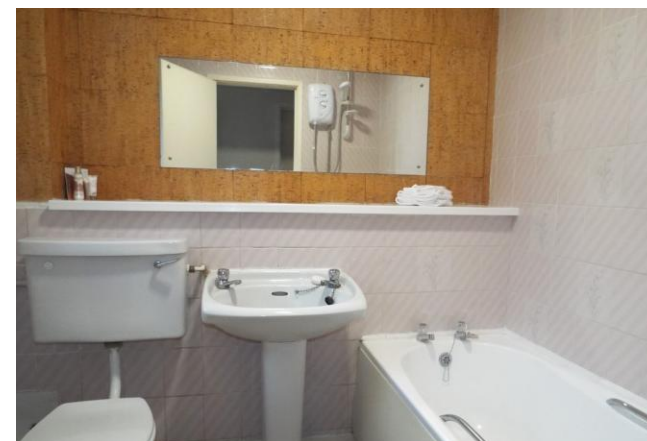
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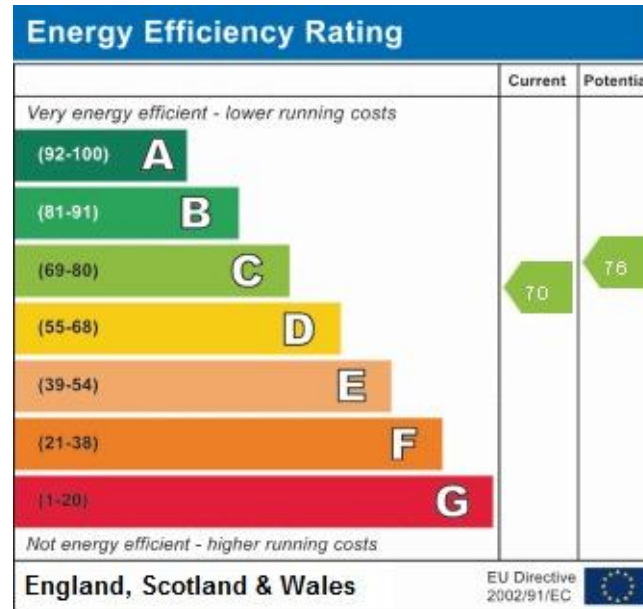
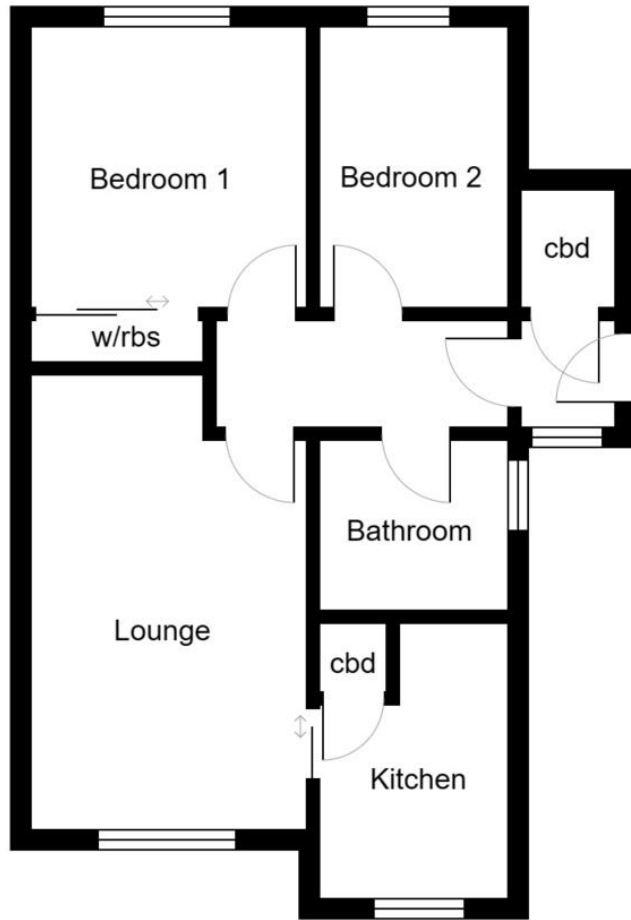
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

**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 - AWAITING VENDOR'S APPROVAL**

All measurements are approximate and for display purposes only

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