



Flat 6, 36 Newland Park

Hull

HU5 2DW

£189,950

Situated in this sought-after location just off Cottingham Road and close to Hull University, we bring to the market this very well-presented 2 Bedroom ground floor apartment offering spacious accommodation which benefits from gas central heating and uPVC double glazing. The property stands in delightful communal grounds together with residents' parking areas and its own brick garage (located within a block). Briefly the accommodation includes Communal Hallway, Private Entrance Hall, spacious Lounge with Dining Area, attractive fitted Kitchen with integrated appliances, 2 Bedrooms (the master having a walk-in Dressing Room) and Bathroom including bath and separate shower cubicle. Viewing highly recommended.



Property Features

- Ground Floor Apartment
- 2 Bedrooms + Walk-In Dressing Room
- Spacious Accommodation
- Gas Central Heating
- uPVC Double Glazing
- Garage
- Private Patio Garden Area
- Sought-After Location

Full Description

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LOCATION

Newland Park is a sought-after residential area which is highly regarded and well-established. Local facilities include public transport, schools, shopping facilities on Cottingham Road and

Newland Avenue. Also very handy for Hull University and for travelling distance for Hull city centre, Cottingham and Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL HALLWAY

With main entry door gaining access to only four apartments.

PRIVATE ENTRANCE HALL

17' 5" x 14' 6" (5.31m x 4.42m)

Measured at widest points. With entry door, double central heating radiator, cornice to the ceiling, intercom, built-in doaks cupboard, double doors lead to:-

SPACIOUS LOUNGE/DINING AREA

20' 7" x 15' 2" (6.27m x 4.62m)

Measurement narrows to 11' With a feature fire surround and electric fire, TV point, cornice to the ceiling, double central heating radiator and uPVC double glazed French doors lead to the small rear patio garden area and onto communal garden and Garage.

FITTED KITCHEN

9' 9" x 8' 11" (2.97m x 2.72m)

With a one and a half bowl stainless steel sink and drainer with mixer tap, good range of quality fitted base and wall-mounted units with worktop surface areas and tiled surrounds, plumbing for automatic washing machine, uPVC double glazed window which overlooks the rear, extractor/cooker hood, integrated fridge and dishwasher, cupboard housing recently installed combination boiler serving central heating and hot water,

BEDROOM 1



Full Description

11' 3" x 10' 3" (3.43m x 3.12m)

With uPVC double glazed window which overlooks the front, fitted cupboard and dressing table unit, single central heating radiator.

Mirrored sliding doors lead to:-

DRESSING ROOM (OFF)

6' 0" x 4' 3" (1.83m x 1.3m)

With uPVC obscured double glazed window which overlooks the side, lighting and single central heating radiator. There is potential for this room to be converted into an en-suite if desired.

BEDROOM 2

9' 3" x 8' 8" (2.82m x 2.64m)

With uPVC double glazed window which overlooks the front, single central heating radiator, cornice to the ceiling, fitted wooden blinds.

BATHROOM

9' 8" x 6' 4" (2.95m x 1.93m)

Measured into shower. With a "luxury" suite including a panelled bath with mixer tap, wash basin with mixer tap, low level WC, separate good-sized walk-in shower cubicle, single central heating radiator, uPVC obscured double glazed window which overlooks the side, fully-tiled walls.

OUTSIDE

The property enjoys delightful communal, well-established gardens together with good parking areas. Also brick built Garage which is located within the block to the rear of the apartment. The property also a pleasant outlook to the front and rear.

GARAGE

There is a brick-built garage which is in the middle of a block having up and over door.

TENURE

The tenure of this property is Leasehold. We are informed by the vendor that the residents of the flats form a Ltd Management Company and each flat owner owns their share of the Freehold. A service charge is paid of £800 per annum which pays towards the buildings insurance, gardening and electricity of the communal areas and window cleaning. The Lease is running on a 999 year lease. All the above details will be confirmed by the vendor's solicitor in due course.

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.

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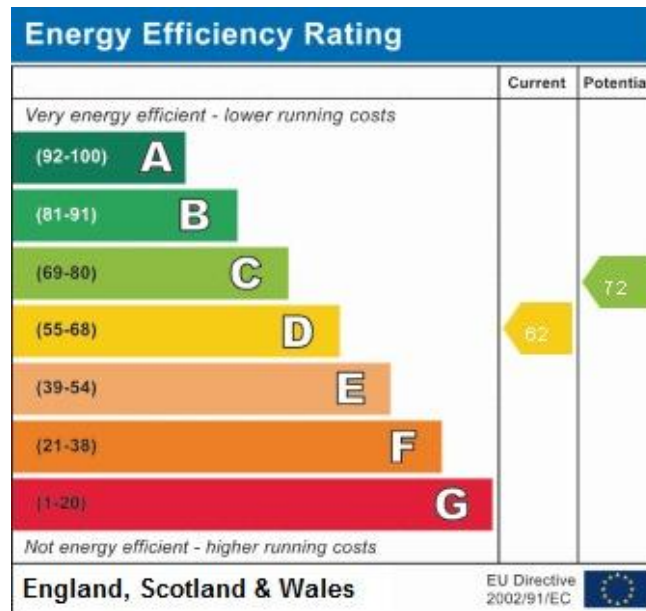
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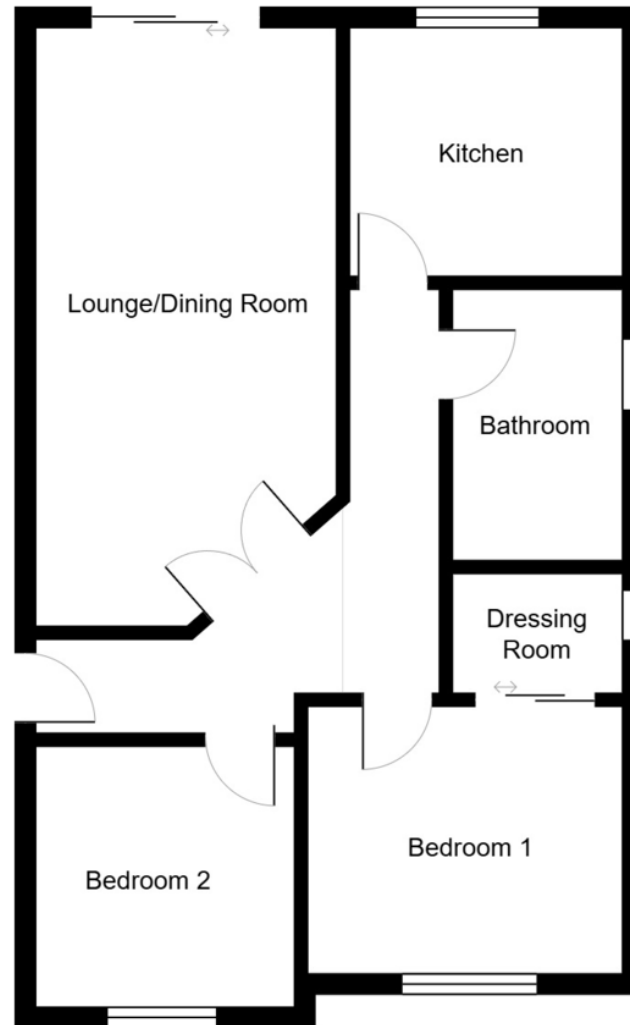
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All measurements are approximate and for display purposes only

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