



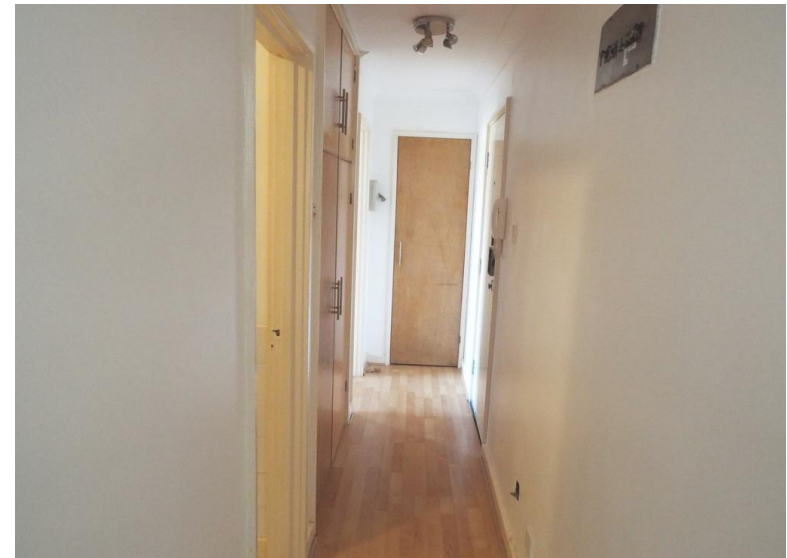
## 30 St Michaels Mount

Hull

HU6 7TF

**Guide Price £84,950**

NO CHAIN INVOLVED. We are pleased to offer onto the market this 2 Bedroom apartment (1 of only 2 x 2 bedroom apartments in the complex). The spacious accommodation which benefits from uPVC double glazing and electric radiator heating, briefly comprises of Communal Entrance Reception and staircase which leads to the first floor Private Hallway with intercom, Lounge, Kitchen with fitted units and oven/hob, Bedroom 1 with small balcony, Bedroom 2 and Bathroom/WC. The property requires some updating but offers great potential to make a lovely home. The property stands in delightful communal grounds and is situated in this very popular and convenient location. Viewing highly recommended.



## Property Features

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- First Floor Apartment
- Requires Some Updating
- 2 Bedrooms
- Great Potential
- Electric Radiator Heating
- Delightful Communal Grounds
- uPVC Double Glazing
- No Chain Involved

## Full Description

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### LOCATION

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

### THE ACCOMMODATION COMPRISES

#### COMMUNAL HALLWAY AND STAIRS LEADING TO:-

(There is a storage cupboard on the landing which comes with the flat)

#### FIRST FLOOR

##### ENTRANCE HALL

With entry door, built-in cupboard, laminate flooring,

intercom system and further built-in cupboard.

##### LOUNGE

10' 2" x 15' 10" (3.1m x 4.83m)

With uPVC double glazed window which overlooks the rear, laminate flooring, electric radiator, wall-mounted electric fire, TV point and cornice to the ceiling.

##### KITCHEN

8' 2" x 6' 9" (2.49m x 2.06m)

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

##### BEDROOM 1

10' 10" x 10' 10" (3.3m x 3.3m)

With uPVC double glazed window which overlooks the rear, built-in cupboard and built in wardrobe and a half glazed door which leads to:-

##### SMALL BALCONY

With views over the rear grounds.

##### BEDROOM 2

12' 2" x 9' 1" (3.71m x 2.77m)

With uPVC double glazed window which overlooks the front, laminate flooring and electric radiator.

##### BATHROOM





## Full Description

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6' 4" x 5' 4" (1.93m x 1.63m)

With a panelled bath with separate shower over, vanity wash hand basin with mixer tap, low level WC and tiled areas.

### OUTSIDE

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

### TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). We understand the service charge is £50 per month (£600/year) and the Lease is 125 years from 1988. Parking is free on the front but car ports and garages are also available to rent at £12 and £16 per month respectively. Please note that properties in this complex are unable to be rented out and must be owner occupied. No Pets are allowed - only caged birds, guide dogs and old cats that won't go out as the building isn't suitable. The service charge includes buildings insurance, garden maintenance & window cleaning as well as the interior of the blocks.

### 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.

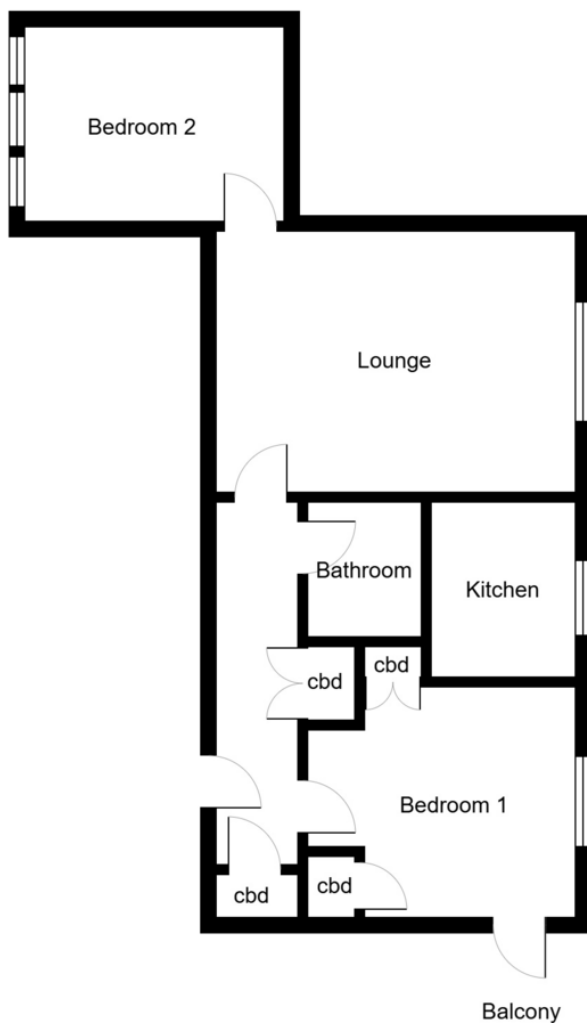
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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 - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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