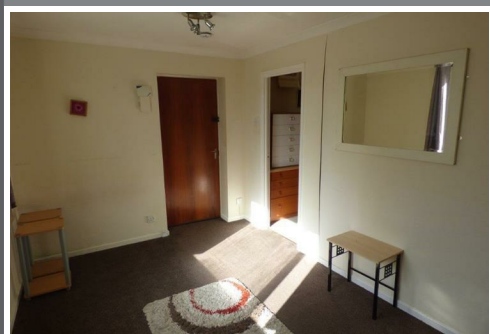




12 Hedgerow Court, Hull, East Yorkshire, HU6 7YH

- NO CHAIN INVOLVED
- Well presented
- Lounge/bedroom
- Shower room
- Ideal for investors or first time buyers
- First Floor Studio Apartment
- uPVC DG & Electric heaters
- Fitted kitchen with appliances
- Communal Parking
- MUST BE VIEWED

Price £39,500



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

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12 Hedgerow Court, Hull, East Yorkshire, HU6 7YH

NO CHAIN INVOLVED-WELL PRESENTED STUDIO APARTMENT-MUST BE VIEWED.

Suitable for first time buyers or investors and offered with vacant possession is this first floor apartment. With uPVC double glazing and electric heaters, and accommodation comprising of a lounge/bedroom, fitted kitchen with appliances, inner hall and a shower room. Communal parking in the courtyard. VIEW NOW.

Location

Hedgerow Court is located off Beverley High Road, it is conveniently placed for the Kingswood Retail and Leisure Park. Good transport links provide easy access to the historic market town of Beverley and the surrounding areas. There are regular public transport links to the City Centre and the nearby Tesco Superstore.

Ground Floor

Entrance

Enter via a communal door into the communal hallway.

Communal Hallway

Stairs leading to the first floor accommodation.

First Floor Landing

Studio Apartment

Entrance

Door leading into the lounge/bedroom.

Lounge/Bedroom

14'7 x 8'7 (4.45m x 2.62m)

A uPVC double glazed window to the rear. Wall mounted storage heater. Door leading into the inner hall. Telephone point. Opening into the kitchen.

Inner Hall

6'7 x 4'0 (2.01m x 1.22m)

Fitted mirror wardrobe. Fitted dressing table with drawer units. Sliding door into the shower room.

Shower Room

8'7 x 4'0 (2.62m x 1.22m)

Shower area with an electric shower, pedestal wash hand basin and low level flush WC. Wall mounted heater. Tiled splash backs. Extractor.

Kitchen

6'4 x 5'10 (1.93m x 1.78m)

A uPVC double glazed window to the side aspect. Fitted base and wall units with contrasting work surfaces. Stainless steel sink unit. Tiled splash backs. Electric cooker, automatic washing machine and fridge freezer. Wall mounted heater. Airing cupboard.

External

There is communal parking for the apartments within the courtyard.

Services

The mains services of water, electric and drainage are connected. There are some wall mounted electric heaters and a cylinder tank for the hot water.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number: 00180575001204. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is D(62)

Tenure/Lease details

The tenure of the property we are given to understand is LEASEHOLD. The lease commenced from 25th June 1982 for 120 years. There is a service charge on the property amounting to £2 to £3 per month, payable every six months, ground rent of £40 per annum, paid twice yearly, and building insurance of £260 per annum. These points should be verified or otherwise by solicitors via pre-contract enquiries.

Viewings

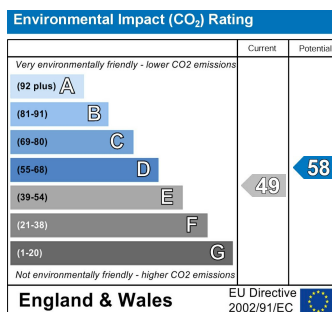
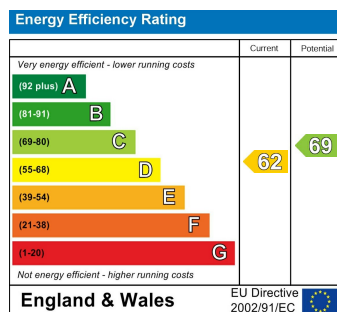
Strictly by appointment with the Sole Agents on (01482) 375212.

Free Valuation/Market Appraisal

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property, we have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently been marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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