



## Beach Court Wolfreton Road

Anlaby, Hull, HU10 6RG

£95,000



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## Communal Entrance

Entrance to the front via solid door with video intercom system. Communal hallway with fixed staircase to all upper levels.

## Entrance Hallway

Entrance on the ground floor via solid door. Hallway with storage cupboards and radiator.

## Lounge/Dining Room

17'4" x 13" (5.28m x 3.96m)

Spacious lounge/ dining room with UPVC double glazed window, carpet flooring and radiator.

## Kitchen

6'4" x 11'2" (1.93m x 3.40m)

Fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset stainless steel sink unit, inset hob with extractor over and built in oven below, integrated dishwasher and space for washing machine and fridge/freezer.

## Bedroom One

14'3" x 10'4" (4.34m x 3.15m)

Double bedroom with UPVC double glazed window, carpet flooring and radiator.

## Bedroom Two

7'10" x 6'9" (2.39m x 2.06m)

Second bedroom with UPVC double glazed window, carpet flooring and radiator.

## Bathroom

6'4" x 6'5" (1.93m x 1.96m)

Bathroom with a three-piece suite in white,

comprising panelled bath with shower over, pedestal sink unit and low level WC. With tiling to splashback areas and radiator.

## Externally

Externally the property is sat in communal gardens and has an allocated parking space.

## Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

Tenure:

Leasehold - 999 years from 1 January 2005

Service Charge:

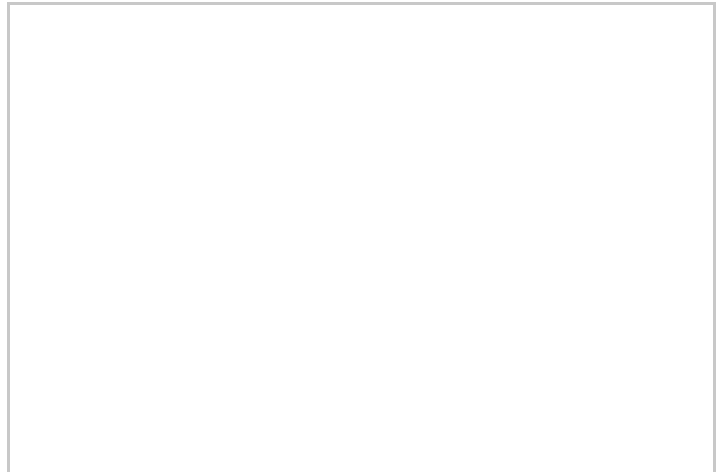
£810 per annum

Ground Rent:

£0

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



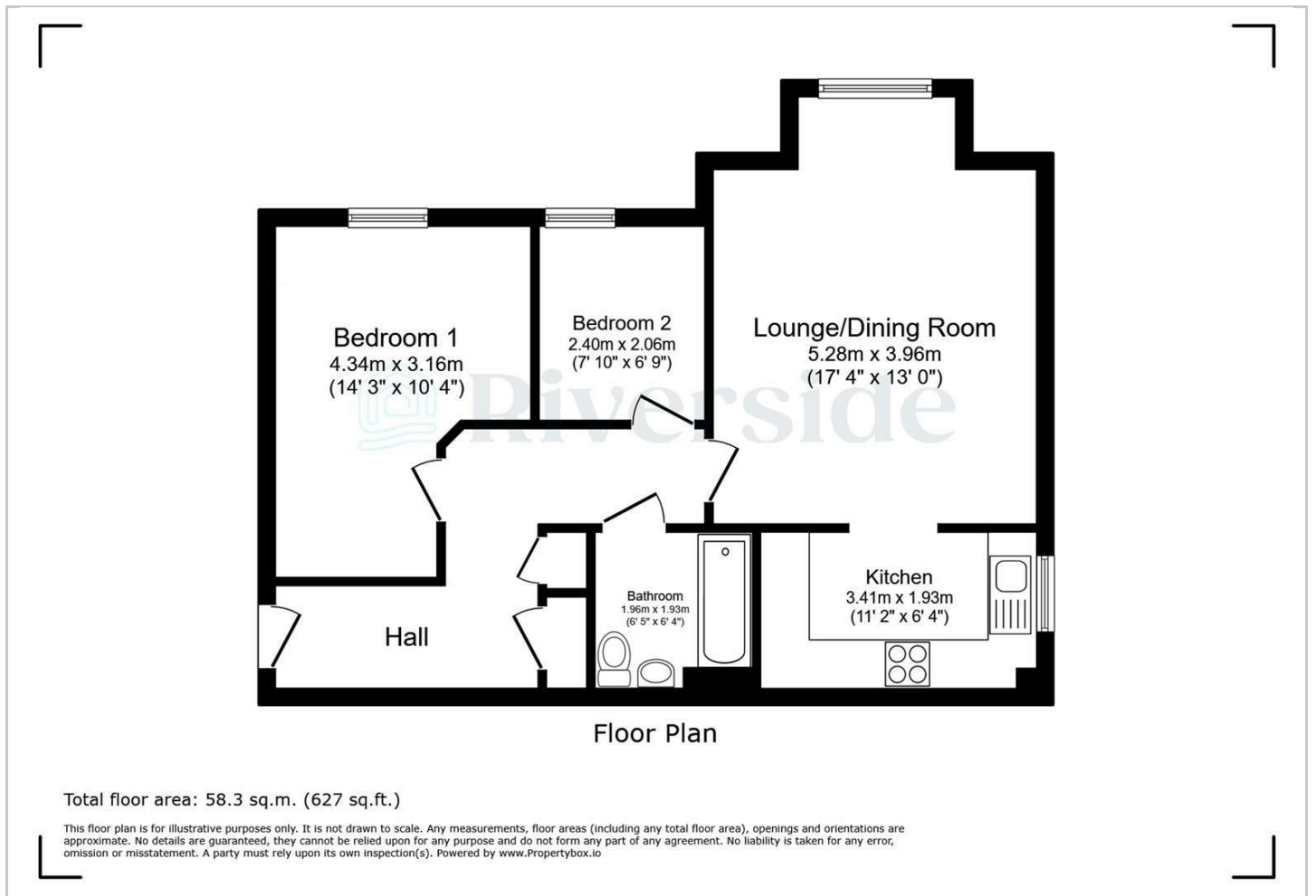
## Hybrid Map



## Terrain Map



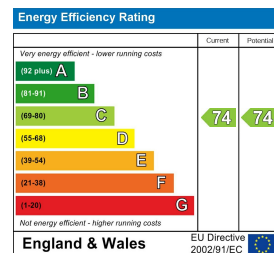
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.