



42 Ha'penny Bridge Way

, Hull, HU9 1HD

£120,000



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Communal Entrance

With communal access to the front and rear via door with secure intercom access. The communal areas are well maintained and equipped with courtesy lighting, accessible meter cupboards and access to communal stairwells to subsequent floors.

Entrance Hallway

Welcoming entrance into the apartment via panelled door. With laminate flooring and radiator.

Lounge

11'5" x 15'8" (3.49m x 4.78m)

A spacious lounge with two UPVC double glazed windows to the front, laminate flooring and radiator.

Kitchen/Diner

10'11" x 14'4" (3.33m x 4.37m)

A bright room, fitted with a range of base and wall mounted units, laminated worksurfaces with UPVC cladding to splashback areas, inset stainless steel sink unit, inset hob with extractor over and built in oven below and space for other appliances. With laminate flooring, two UPVC double glazed windows and radiator.

Bedroom One

10'0" x 13'8" (3.06m x 4.18m)

A spacious double bedroom to the front, with UPVC double glazed window, laminate flooring and radiator.

Bedroom Two

10'8" x 8'9" (3.26m x 2.69m)

Second double bedroom, to the rear with UPVC double glazed window, laminate flooring and radiator.

Bathroom

5'6" x 10'6" (1.70m x 3.22m)

Fitted with a three-piece suite, comprising, panelled bath with electric shower over, pedestal sink and low level WC. With UPVC double glazed window to the rear, tiling to splashback areas, laminate flooring and radiator.

Externally

Externally, to the front is allocated parking with additional labelled visitor bays and views of the Slip Way. To the rear is a secure communal garden which is mainly laid to lawn, with planted areas and bin storage.

Council Tax Band

We have been advised the property is council tax band B, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

Leasehold -

125 years from 1 July 1989 (88 years remaining)

Service Charge:

£1100 per annum

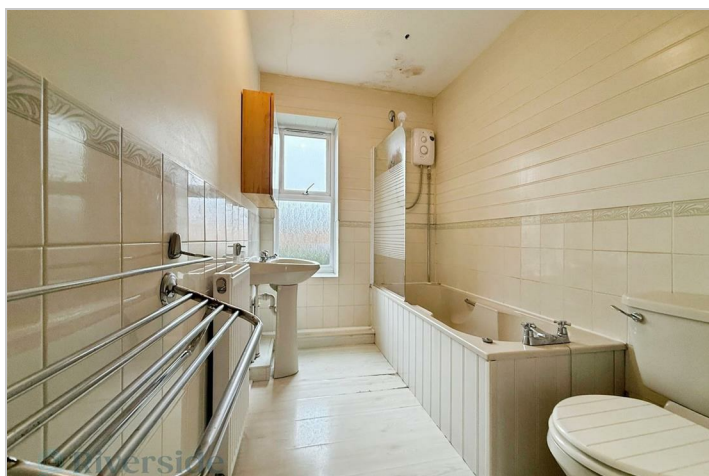
Ground Rent:

Peppercorn ground rent, included in service charge

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



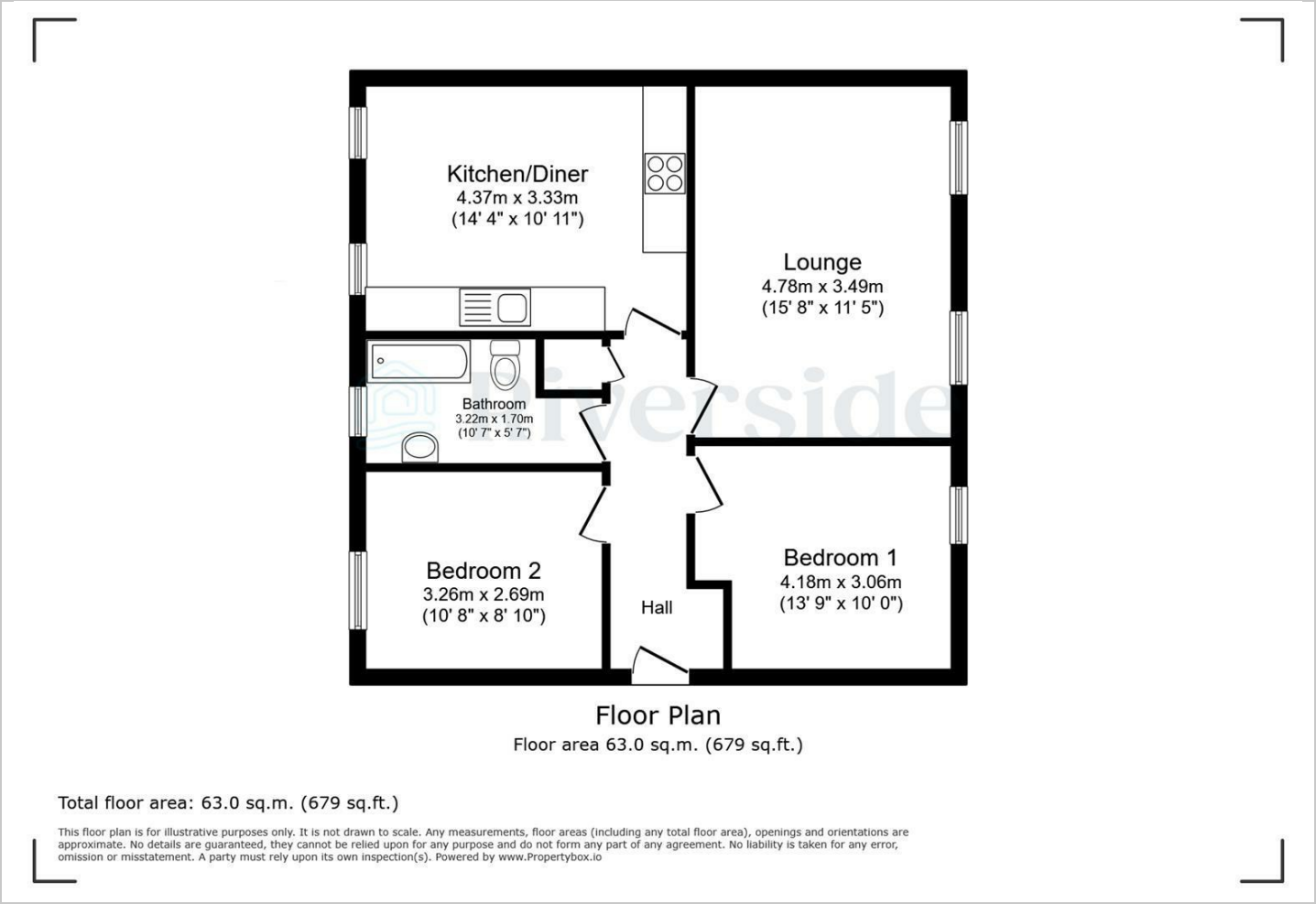
Hybrid Map



Terrain Map



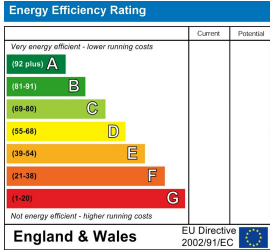
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.