



**6 Station Court Station Road**  
, Hesse, HU13 0BB

Offers over £100,000

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## Summary

Situated just moments from the vibrant Weir & Hessle Square with its selection of boutique shops, cosy cafés and popular restaurants, this beautifully presented first-floor apartment is perfect for first-time buyers, down-sizers or investors alike and is offered for sale with no onward chain.

Set within a modern, purpose-built development on sought-after Station Road, the property has just undergone some cosmetic refurbishment, including full redecoration & new carpets throughout, and is ready for the next owner to move straight into, boasting stylish interiors, double glazing, and electric heating throughout.

Accessed via a secure communal entrance with intercom system and staircase, the accommodation briefly comprises: a welcoming private entrance hall with loft access for storage, a bright and spacious lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a bathroom with a white three-piece suite.

Externally, residents enjoy access to well-maintained communal gardens and off-street parking for both residents and visitors.

Early viewing is strongly recommended and can be arranged via our office.

## Communal Entrance Hallway

Secure communal entrance with intercom entry system. Well-maintained communal areas with staircase leading to the first-floor landing.

## Apartment Entrance Hallway

Welcoming entrance through a glazed front door, with access to all rooms, access to loft space through ceiling hatch, carpet flooring and electric radiator.

## Lounge

18'4" x 10'9" (5.61m x 3.28m)

A spacious 18 foot room with UPVC double glazed windows to the front and rear, carpet flooring and electric heater.

## Kitchen

8'0" x 6'4" (2.46m x 1.95m)

Modern kitchen with a range of base and wall mounted units, laminated worksurfaces and tiling to splashback areas, inset composite sink and freestanding cooker. With laminate flooring and UPVC double glazed window.

## Bedroom One

8'10" x 8'7" (2.71m x 2.64m)

With UPVC double glazed window to the front, carpet flooring and electric heating.

## Bedroom Two

8'1" x 8'7" (2.48m x 2.62m)

With UPVC double glazed window to the front and carpet flooring.

## Bathroom

6'3" x 6'3" (1.93m x 1.93m)

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

Tel: 01482 322411

## Outside

The development offers attractive communal gardens to both the front and rear, along with a shared residents' car park providing off-street parking for residents and visitors.

## Council Tax Band

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

## ADDITIONAL INFORMATION

Tenure:

Leasehold - 999 years from 1 January 1989

Service Charge: £676 Per Annum

Ground Rent: £10 Per Annum

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



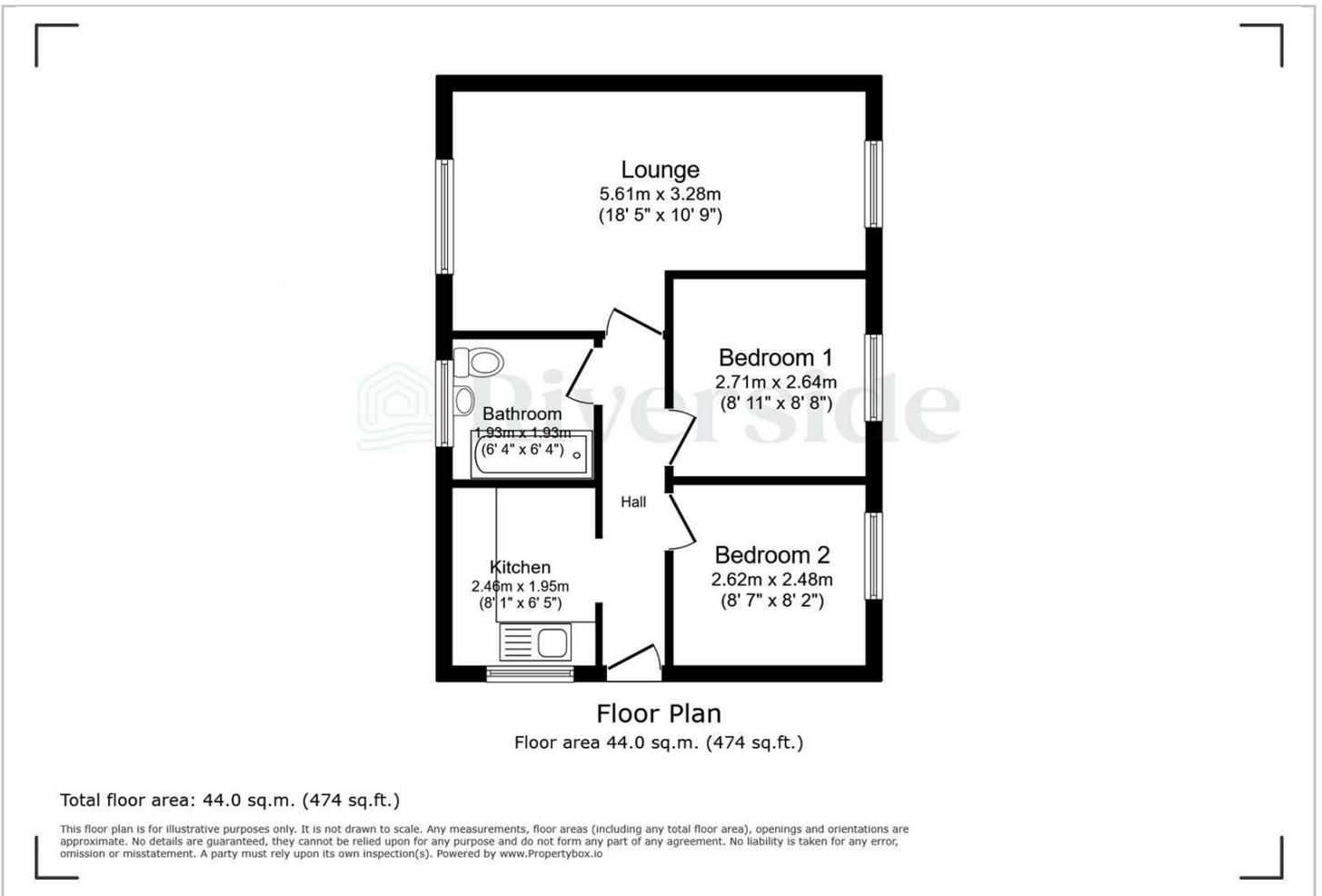
## Hybrid Map



## Terrain Map



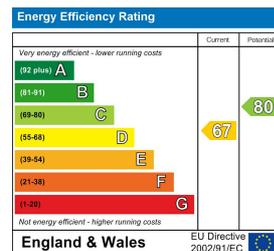
## Floor Plan



## 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.