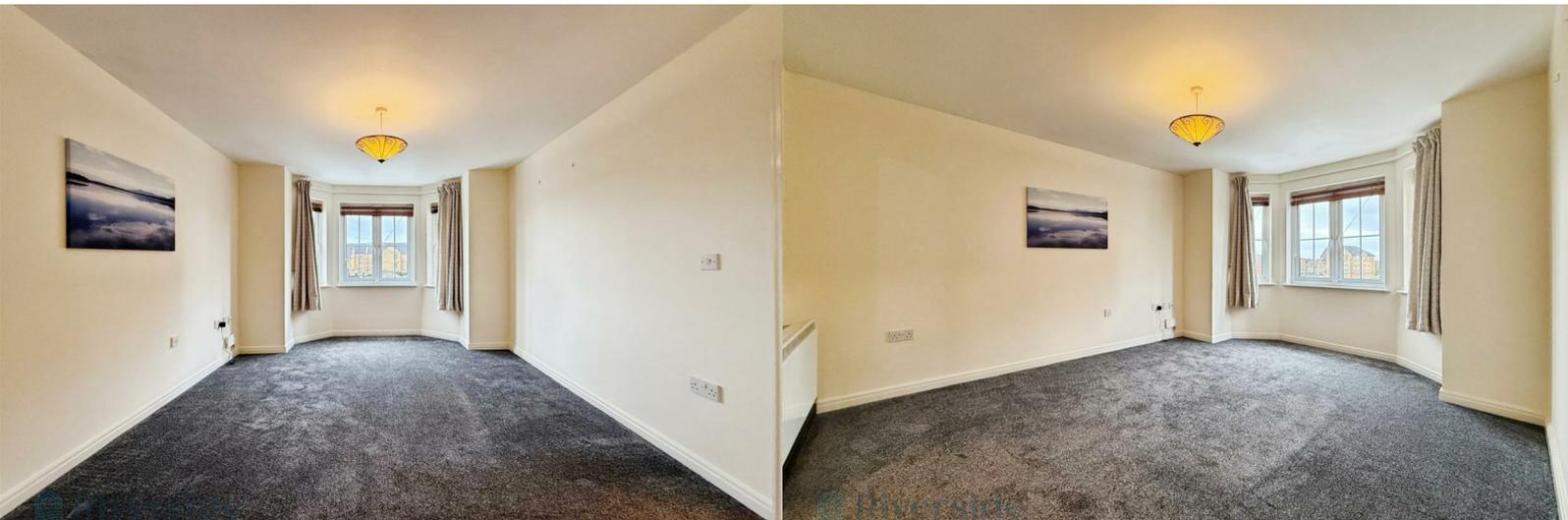




## 62 Chandlers Court

, Hull, HU9 1FB

Offers over £100,000



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, Hull, HU9 1FB

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## Communal Entrance

Secure entry to the building with intercom system, secure post boxes and staircases to upper floor levels.

## Entrance Hallway

Private entrance hallway, accessed via solid door. Providing access to all rooms, storage cupboards, carpet flooring and electric heating.

## Lounge

14'11" x 11'2" (4.55m x 3.42m)

A room of excellent proportion with a double glazed, bay window overlooking Chandlers Court, storage heater and access to the Kitchen/diner.

## Kitchen/Diner

17'1" x 6'4" (5.22m x 1.95m)

Offering an excellent arrangement of fitted wall and base units with laminate worksurfaces and tiling to splashback areas. Integrated, electric oven with four ring, electric hob and concealed extractor over, integrated stainless steel sink and drainer with mixer tap. Side facing, double glazed window and ample space for a dining table.

## Bedroom One

13'3" x 11'5" (4.05m x 3.49m)

Excellent in proportion with two, front facing, double glazed windows, carpet flooring and wall mounted electric heater. Direct access to the bathroom via a Jack and Jill door.

## Bedroom Two

8'5" x 8'1" (2.58m x 2.48m)

A front facing double bedroom with a double glazed

window, carpet flooring and wall mounted, electric heater.

## Bathroom

9'4" x 5'5" (2.87m x 1.66m)

With the added benefit of a Jack and Jill door arrangement, the bathroom is accessible from both the master bedroom and the entrance hallway. Comprising a three piece, white suite with panelled bath and shower over, hand basin and pedestal with individual taps and a low level flush WC. With vinyl flooring, tiling to splashback areas and chrome towel warmer.

## Externally

Externally, there is a car park to the front with the property benefitted from its own allocated parking bay.

## 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 January 2003

Service Charge:

£960 Per Annum

Ground Rent:

£150 Per Annum

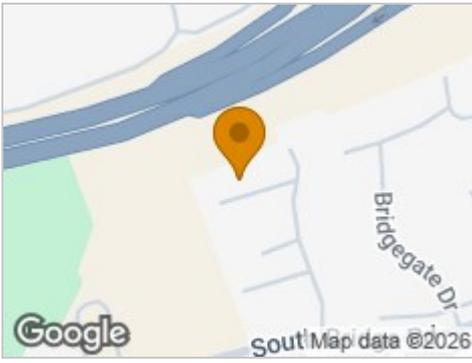
Disclaimer:

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.



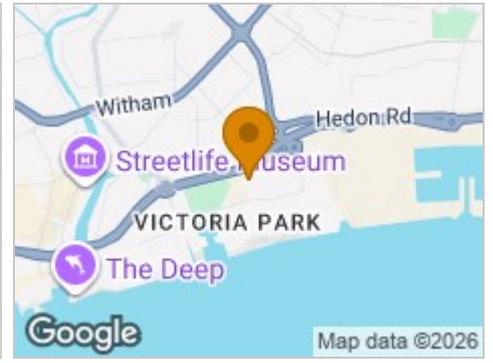
## Road Map



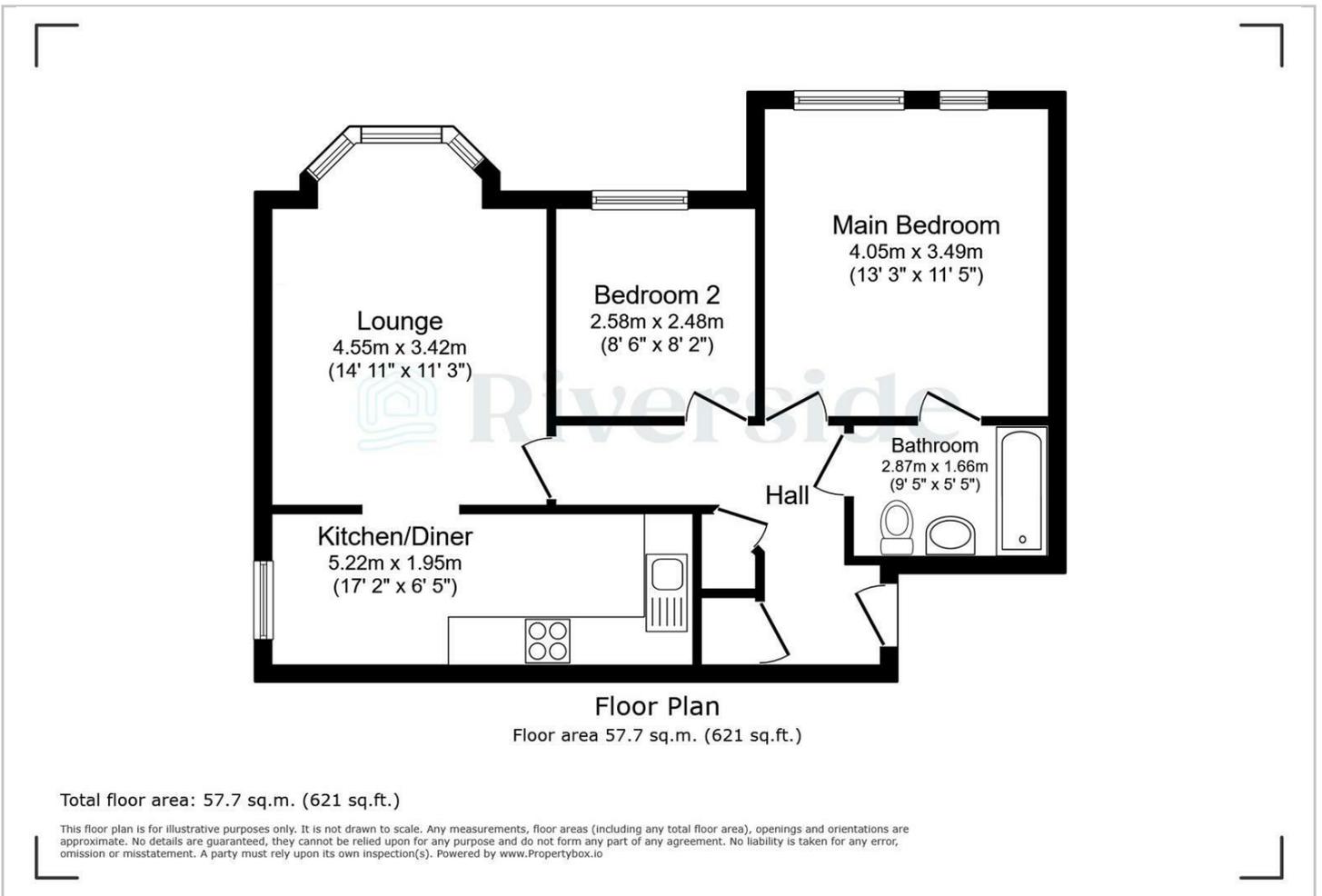
## Hybrid Map



## Terrain Map



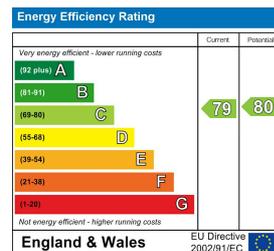
## Floor Plan



## 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.