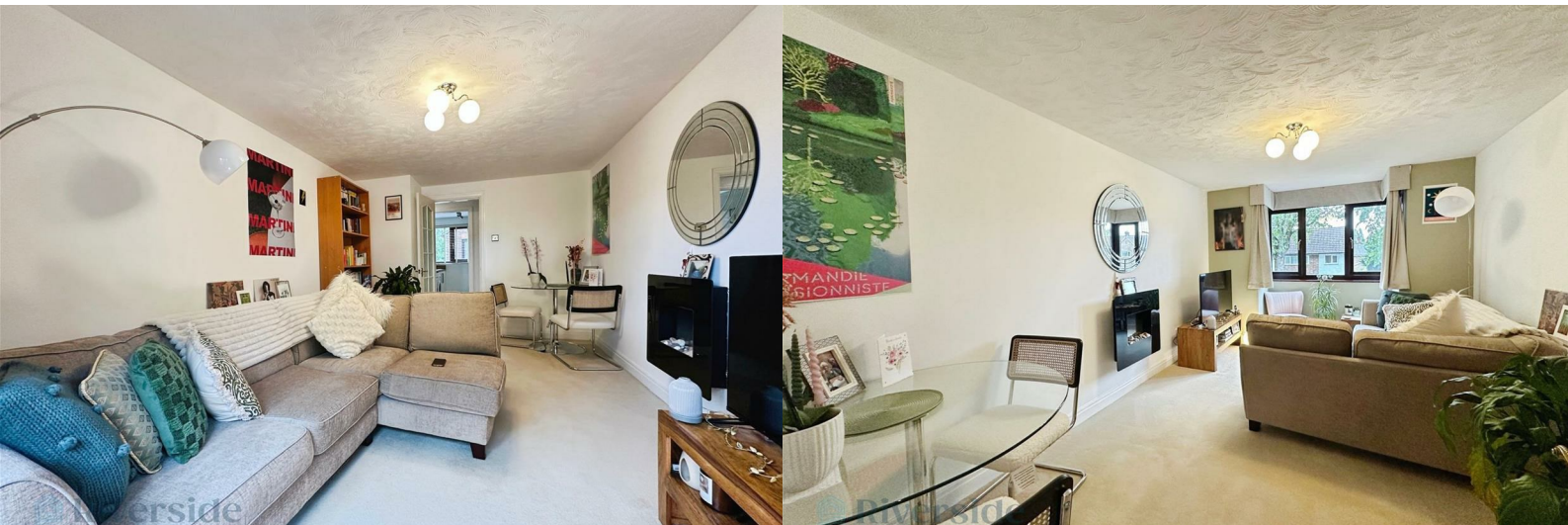




Station Court Station Road

, Hessle, HU13 0BB

£100,000



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Communal Entrance Hall

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

Apartment Entrance Hallway

Welcoming entrance with a double-glazed front door, electric heater, and handy built-in storage cupboard—ideal for coats and household essentials.

Lounge/ Dining

16'9" x 9'11" (5.12m x 3.03m)

A bright and spacious reception room featuring a UPVC double glazed square bay window to the front, allowing plenty of natural light. Includes an electric storage heater and a contemporary wall-mounted electric 'living-flame' fire, creating a cosy focal point.

Modern Kitchen

7'9" x 6'10" (2.38m x 2.10m)

A modern fitted kitchen with a stylish range of wall and base units with complementing work surfaces, inset sink unit, a cooker with an extractor over and space for a fridge, plumbing for a washing machine and a double-glazed window to the rear elevation.

Bedroom One

10'11" x 7'10" (3.35m x 2.41m)

A comfortable double bedroom with a wall-mounted electric heater and a double-glazed window overlooking the front aspect.

Bedroom Two

7'10" x 7'9" (2.41m x 2.37m)

Ideal as a guest room, nursery, or home office.

Fitted with a wall-mounted electric heater and a double-glazed window to the rear.

Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Fitted with a traditional three-piece suite comprising panelled bath with shower over, wash hand basin, and low-level WC. Part-tiled walls, a wall-mounted towel rail, and a double-glazed window to the side elevation.

External

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.

Tel: 01482 322411



Road Map



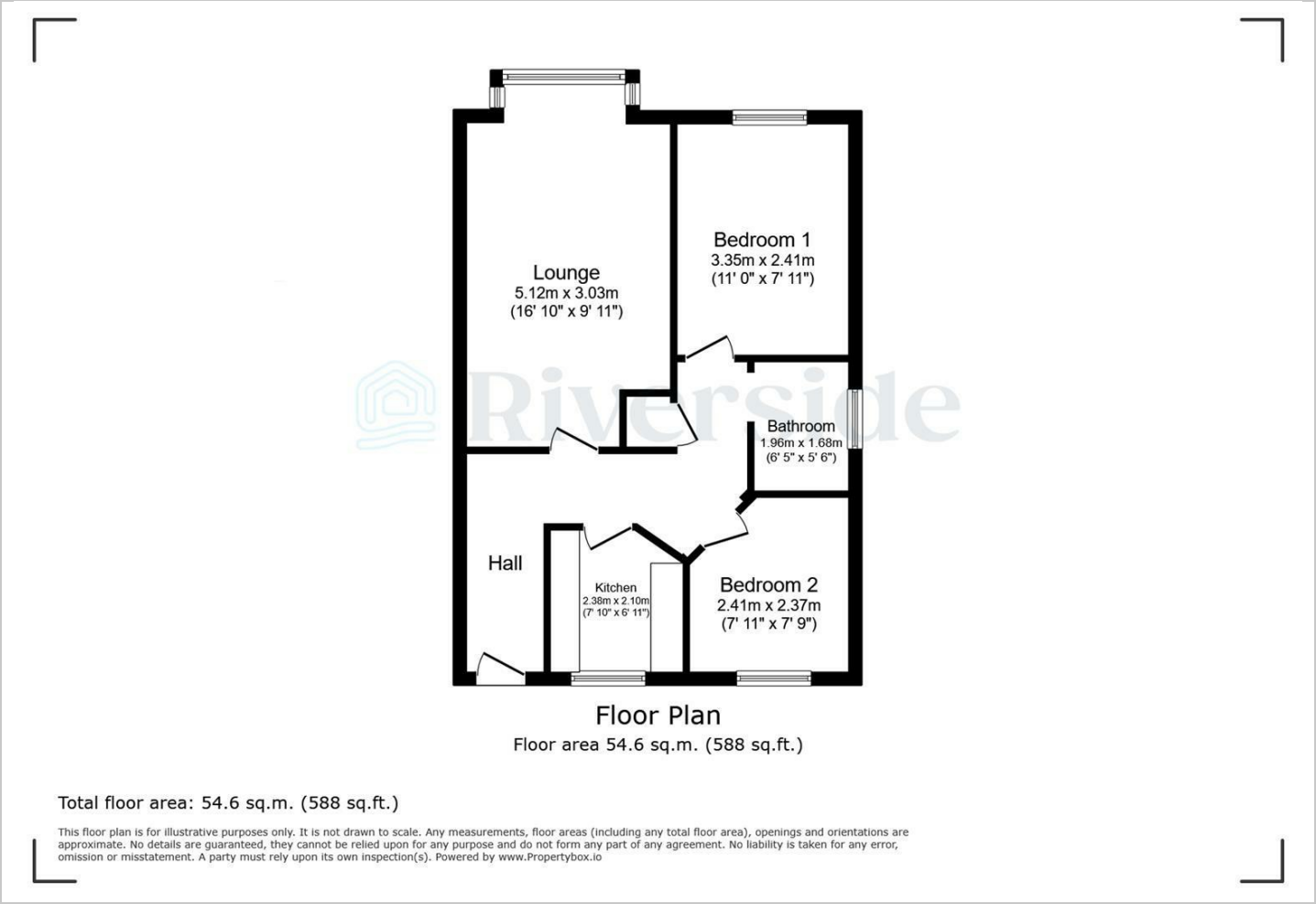
Hybrid Map



Terrain Map



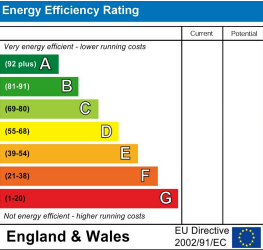
Floor Plan



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.