

# Whitakers

Estate Agents



## 16 Glenfield Drive, Hull, HU10 7UL

**Offers Over £100,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are pleased to introduce this first floor apartment which is situated on a tranquil residential location in Kirk Ella, boasting easy access to a range of local transport links and amenities.

Upon entering, the resident is greeted by an entrance lobby with ample space for storing coats and shoes. Fixed stairs rise to the first floor accommodation which briefly comprises : a lounge with adjoining study and access to the balcony, fitted kitchen, two double bedrooms, and a bathroom furnished with a three-piece suite.

Externally the apartment occupies well-maintained communal gardens with decorative planting, and benefits from having a detached garage.

The accommodation comprises

Ground floor

Hall

UPVC double glazed window, central heating radiator, and carpeted flooring. Fixed stairs leading to :

First floor

Landing

With access to the loft hatch, central heating radiator, and carpeted flooring. Leading to :

Lounge 13'9" x 15'5" maximum (4.21 x 4.71 maximum )



UPVC double glazed patio doors to the balcony, UPVC double glazed window, central heating radiator, fireplace with marbled inset / surround, and carpeted flooring.

Study 5'10" x 7'11" (1.80 x 2.43 )



Two UPVC double glazed windows, central heating radiator, fitted storage cupboards, and carpeted flooring.

Balcony



Kitchen 9'3" x 12'0" (2.84 x 3.68 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, washing machine, and dishwasher.

Bedroom one 11'8" x 11'7" maximum (3.56 x 3.55 maximum )

UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

### Bedroom two 8'3" x 8'8" (2.53 x 2.66 )



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

### Bathroom



Feature window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

### External



Externally, the property occupies well-maintained communal gardens with decorative planting.

### Garage



The apartment also benefits from having a detached garage.

### Land boundary



### Tenure

The property is held under Leasehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK144016000

Council Tax band - C

### EPC rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other

services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

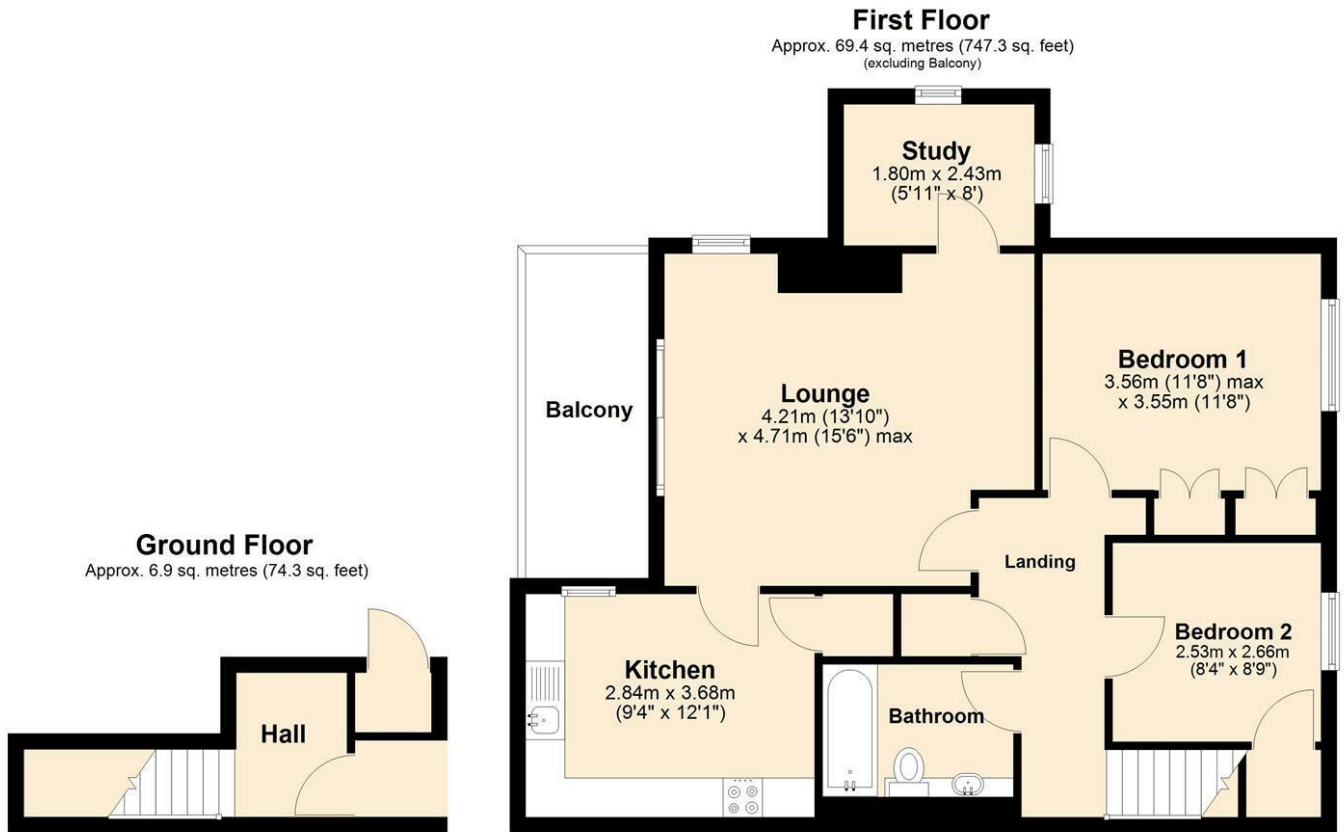
#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

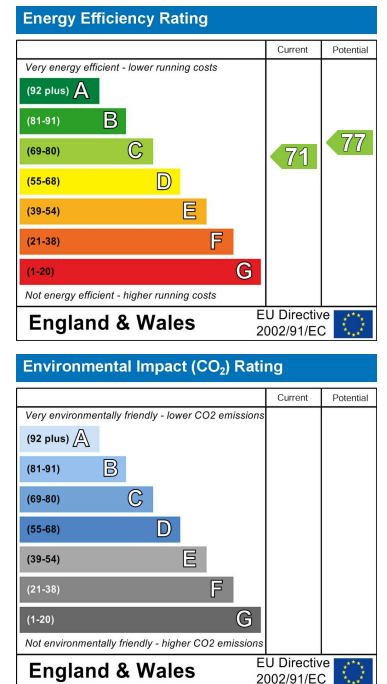


Total area: approx. 76.3 sq. metres (821.6 sq. feet)

# Area Map



# 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.