Whitakers
Estate Agents









40 Redhill Park, Hull, HU6 8QH

Asking Price £97,500

LOCATED TO THE WEST OF THE CITY, HANDILY PLACED FOR THE UNIVERSITY AND EASY ACCESS TO COTTINGHAM, THIS GROUND FLOOR APARTMENT IS AN IDEAL OPPORTUNITY FOR THE FIRST TIME BUYER AND WILL CERTAINLY APPEAL TO THE BUSY PROFESSIONAL.

THE SPACIOUS ACCOMMODATION BRIEFLY COMPRISES COMMUNAL ENTRANCE HALL VIA INTERCOM SYSTEM, PRIVATE RECEPTION HALL, LOUNGE, FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES, TWO BEDROOMS OF EXCELLENT PROPORTION AND A BATHROOM.

ENJOYING A CONTEMPORARAY FEEL THROUGOUT, THERE IS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND COMMUNAL GARDENS WITH ALLOCATED PARKING SPACES.

INTERNAL INSPECTIONS ARE ADVISED IN ORDER TO APPRECIATE THE SPACE ON OFFER.

Communal Entrance Hall
Entry via intercom system.

Reception Hall



With radiator, a useful built in storage cupboard and access to all rooms.

Lounge





Picture window and a radiator

Fitted Dining Kitchen





A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with monobloc tap. Picture window, partially tiled walls, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven, four ring gas hob and an over head extractor canopy.

Bedroom One



Picture window and a radiator.

Bedroom Two



Picture window and a radiator.

Bathroom



A Jack and Jill arrangement to Bedroom One, having a white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls, a radiator and a shower attachment to the bath.

Communal Gradens
Attractive communal gardens

Car Parking



Allocated car parking within the communal car park

Council Tax
Hull City Council - band B

Tenure
This property is Leasehold, we understand the lease term is 999 years which commenced 1st January 2006 and ends 1st of January 3005 and there is 978 years remaining
We have had confirmation from the seller that the service charge is £150 per month and the ground rent £150 per year

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 sales 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.

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

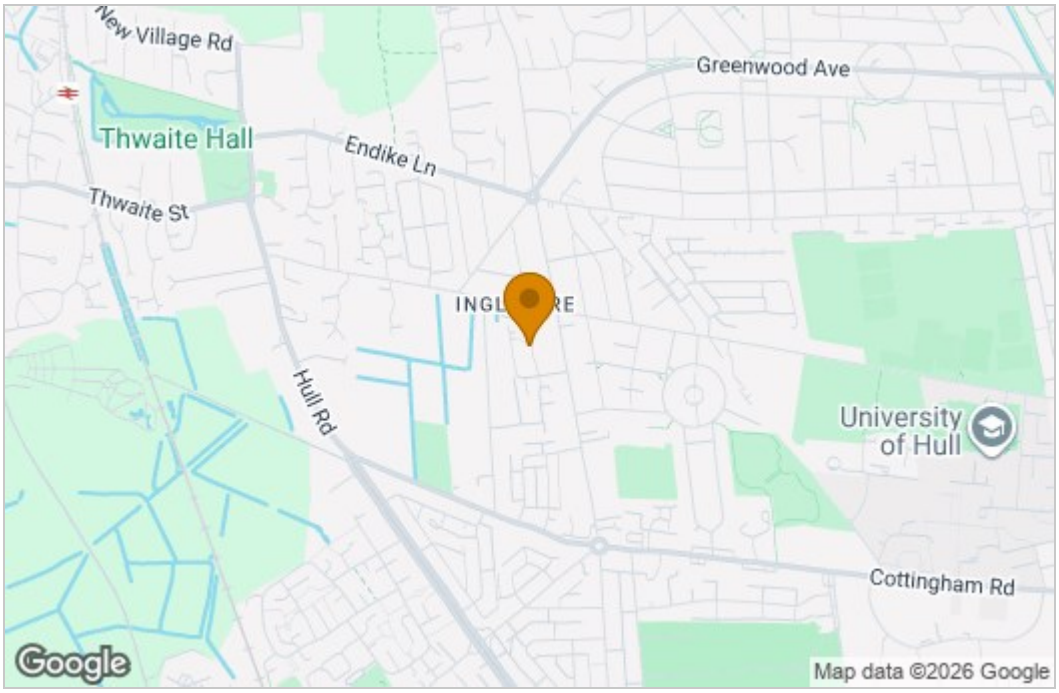
Material Information:

Construction - Brick under a tiled roof. Ground floor, dwellings above. Leasehold
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Basic 2 Mbps Ultrafast 1000 Mpbs
Coastal Erosion - Yes
Coalfield or Mining Area -No
Planning -No

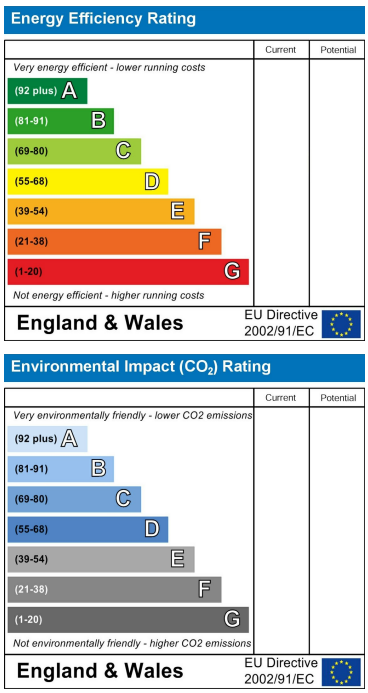
Floor Plan



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

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk