



1 Bedroom First Floor Apartment

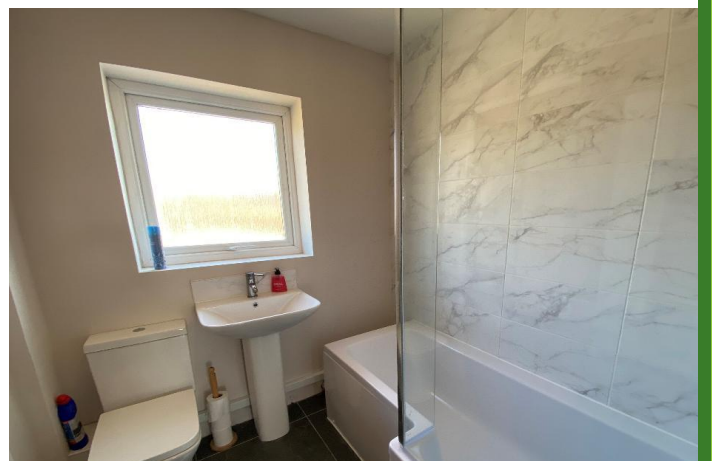
Canopias Close, Hull, HU3 3LB

Offers Over

£32,000



• CASH BUYERS ONLY • FIRST FLOOR FLAT • MOVE INTO CONDITION • BRIGHT AND SPACIOUS •
CLOSE TO ALL AMENITIES • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED • MUST
BE VIEWED





1 Bedroom First Floor Apartment

Canopias Close, Hull, HU3 3LB

Offers Over

£32,000

A superior first floor flat in move into condition. The flat is bright and spacious throughout.

The property has a tasteful contemporary finish with a communal entrance hall, private entrance hall, modern lounge, fitted kitchen, bathroom with a modern white suite and shower over the bath and bedroom.

Additionally, the property further benefits from an electric heating system and double glazing.

Offered with vacant possession on completion and with no chain involved.

Internal viewing is highly recommended.

Location

The property is perfectly placed for all amenities to include local shopping centres, retail parks and supermarkets. Regular public transport connections provide easy access to the city centre and surrounding areas. The A63 motorway is just around the corner, providing easy road links in and out of the city. Other amenities include a health centre and post office. For those who enjoy spending time with family and friends, there are many family restaurants and public houses to choose from nearby.

Property Description

Ground Floor

Communal Entrance - Communal entrance door leads through to a communal entrance hall..

Communal Entrance Hall - Staircase off to the first floor.

First Floor

Private Entrance Hall - Private entrance door leads through to the entrance hall..
Built-in boiler room.

Lounge - *15' 2" x 11' 1" (4.63m x 3.39m)* Extremes to extremes.
Double glazed window with aspect over the rear garden areas.
Wall mounted radiators.
Oak grained effect flooring.

Kitchen - *9' 6" x 6' 5" (2.92m x 1.96m)* Extremes to extremes.
Double glazed window with aspect over the front of the property.
Range of matching base, drawer and wall mounted units with matching glazed display cabinets.
Roll edged laminate work surface housing a circular single drainer sink unit with a mixed up over and a tiled splash back surround.
Space for a cooker.
Plumbing for automatic washing machine.
Oak grained effect laminate flooring.

Bedroom - *11' 9" x 8' 0" (3.59m x 2.46m)* Extremes to extremes.
Double glazed window with aspect over the rear garden areas.
Wall mounted radiator.

Bathroom - White 3-piece suite comprising of a D-shaped panel bath, pedestal wash hand basin and low flush W.C.
Built-in cupboard.
There is an electric shower over the bath with a fixed shower screen.
Wall mounted radiator.
Coordinating ceramic tiled flooring.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.