CLUBLEYS

19, Ha'Penny Bridge Way, Hull, HU9 1HD

£225,000







PRIME CENTRAL LOCATION!!!

We are delighted to offer to the market this modern well appointed two bedroom semi detached property perfectly located on the popular Victoria Dock in Hull and within walking distance of local shops, restaurants, bars, school and The Deep which is one of the largest Aquariums and local attractions. The Marina is also an affluent local hot spot! It is conveniently located for access to the M62 and A63.

Briefly Comprises:- Entrance hall, Kitchen with (Integrated appliances),Living room with access via French Doors to the rear garden, bathroom and two double bedrooms. Outside a single garage and driveway with side and rear garden.

Must Be Viewed!

EPC: D
COUNCIL TAX: B

Tenure: Freehold
Hull City Council
BAND: B

The property is located in the popular area of Victoria Dock in Kingston Upon Hull. With fantastic views the property is conveniently located for access to the city centre, M62 and A63 motorways. Located just a short distance away is the Princes Quay shopping centre, local amenities such as restaurants and bars with the city's popular tourist attraction the deep, one of the world largest aquariums.

ACCOMMODATION BRIEFLY COMPRISES

ENTRANCE HALL
Laminate wood effect flooring, alarm system, stair case to the first floor, under stairs cupboard, radiator and window to the side.

KITCHEN
3.43 x 2.79 (11'3" x 9'2")
Integrated electric oven and electric induction hob with extractor fan, integrated fridge and freezer and dishwasher, washing machine, tiled splash back, wall and floor units with complimentary work surfaces, tiled flooring and table and four chairs.

LIVING ROOM
3.12 x 4.75 (10'3" x 15'7")
Laminate wood affect flooring, Tv point, French doors leading to the rear garden. Sofa and wall mounted television.

FIRST FLOOR

LANDING
Loft storage which is partially boarded.

MASTER BEDROOM
3.71X 3.66 (12'2"X 12'0")
Coved ceiling, doors to recessed storage with hanging rail, cupboard housing hot water tank, Sleigh bed, two bedside tables and chest of drawers,

BEDROOM TWO
3.00 x 2.46 (9'10" x 8'1")
Double bed and bedside cabinets.

BATHROOM
1.63 x 2.11 (5'4" x 6'11")
With blue and white tiling, white suite comprising concealed toilet and sink unit with storage and P shaped bath with overhead power shower. Heated towel rail and extractor.

OUTSIDE
To the front of the property is a well maintained front garden, driveway and access to the single garage.

There is also access to the rear garden via a side gate where you can also access the garage through a side door. The rear garden can also be accessed from the living room and is part patio, pebble and grass. There is also an outside tap.

GARAGE
Accessed from the front and side of the property, the garage has an up and over door, electric, lighting and has its own separate alarm system

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

Please Note: Some photographs may have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

SERVICES
Mains, water, gas and electricity.

APPLIANCES
No appliances have been tested by the agents.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

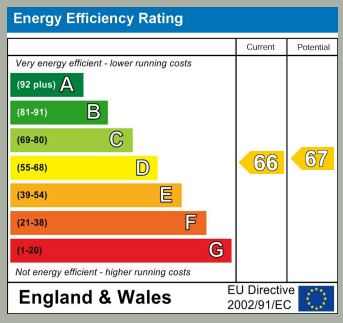
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.