

## 2 Bedroom Ground Floor Apartment

Sanderson Close, Ella St, Hull, HU5 3DF

£110,000



- MODERN GROUND FLOOR FLAT • HIGHLY SOUGHT AFTER RESIDENTIAL AREA • OPEN PLAN LOUNGE KITCHEN • 2 BEDROOMS • PARKING SPACE • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • NO CHAIN INVOLVED





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This is a great opportunity to acquire a modern ground floor flat which is perfectly placed within a small exclusive residential development just off the ever popular and highly sought after Ella Street.

The super smart accommodation briefly comprises of an open plan lounge with a modern fitted kitchen which has an attractive range of matching units all further complimented with integrated appliances and coordinating fixtures and fittings. There are 2 bedrooms and a bathroom with a modern white 3 piece suite to include a shower over the bath.

Outside within a courtyard setting there is ample off road parking.

Additionally, the property has a gas central heating system and double glazing. The property is now offered with vacant possession on completion and with no chain involved.



## Location

Ella Street is well known for it's wealth of amenities which are practically on the door step. Chanterlands Avenue is within walking distance and has a good choice of busy independent local traders. Regular bus services provide easy access to the city centre or further to Cottingham village. There are schools, colleges and academies close by. Other amenities include a doctors surgery, a library and a health centre. For those who enjoy meeting with family and friends there is a really good choice of cosmopolitan cafe bars and restaurants along Chanterlands Avenue, Princes Avenue and Newland Avenue.

All in all a great place to live!

## Property Description

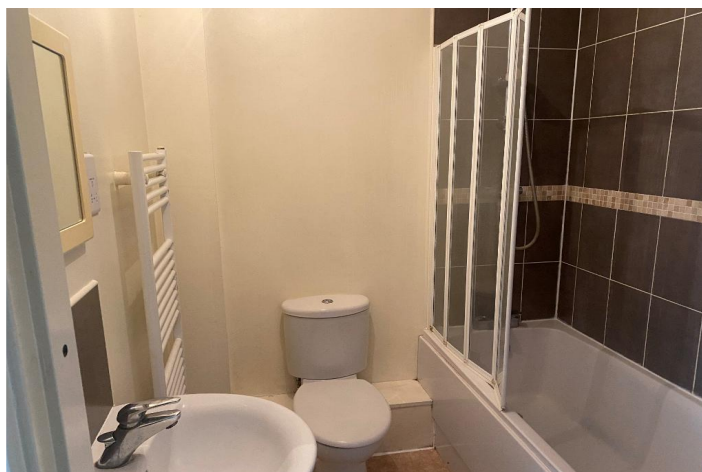
### Ground Floor

**Entrance** - Communal Entrance door leads through to an entrance hall and further leads through to a private entrance door- this then leads through to the entrance vestibule with a cupboard housing the gas central heating boiler.

**Open Plan Lounge/Dining Kitchen** - 18' 11" x 13' 7" (5.77m x 4.16m) Extremes to extremes. Double glazed windows with aspect into the courtyard. Radiators. Telephone point which feeds into the telephone intercom system. The kitchen is fitted with a range of base, drawer and wall mounted units and a roll edged laminate work surface houses a stainless steel circular single bowl and mixer tap over with a mosaic effect tiled splash back surround. Space for a cooker. Over the cooker point is a glass and stainless steel funnel hood extractor fan also with a mosaic effect tiled splash back surround. Space for a larder fridge. Plumbing for automatic washing machine.

**Bedroom One** - 11' 3" x 8' 2" (3.43m x 2.51m) Extremes to extremes. Double glazed window with aspect over the communal garden areas. Radiator.

**Bedroom Two** - 9' 1" x 8' 2" (2.78m x 2.51m) Extremes to extremes.



Double glazed window with aspect over the communal garden areas.  
Radiator.

**Bathroom** - White 3 piece suite comprising of a panel bath with a shower over and a concertina style shower door. Contrasting tiled surround with a mosaic effect tiled detail inset.  
Pedestal wash hand basin with a splash back surround.  
Low flush W.C.  
Wall mounted towel rail/radiator.  
Wall mounted shaver point.  
Extractor fan.

Council tax band: A

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

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