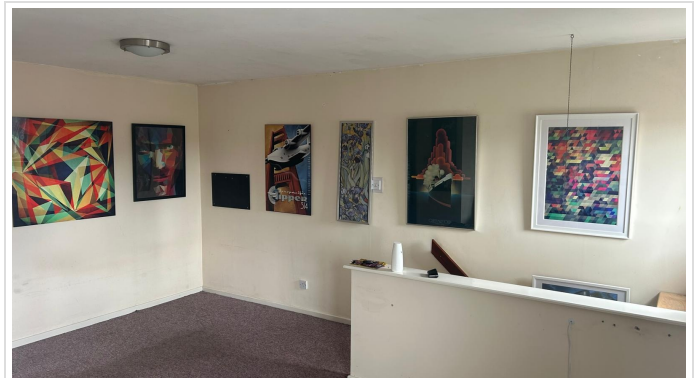
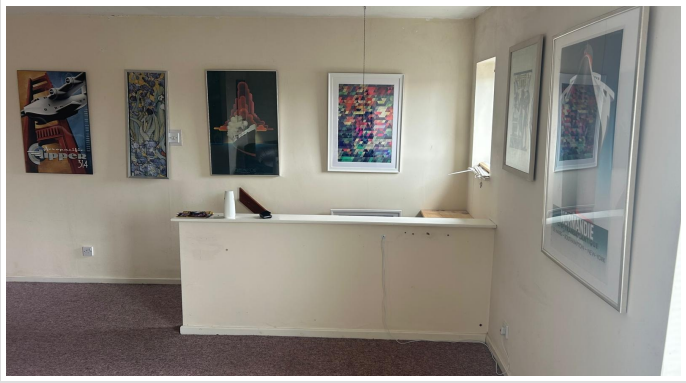


0 Bed Studio In Broadley Close , Hull, HU9 1EL

£39,999





SHORT DESCRIPTION

Property Ref: 15173 Close to public transport Walking distance to local shops and amenities Open-plan living space Private residents parking Ideal investment opportunity Property Description Reduced price great value for money A well-presented studio apartment in move-in condition, conveniently located just off Holderness Road with easy access to Hull City Centre and local transport links. This smart property benefits from a private entrance with an internal staircase leading to an open-plan lounge bedroom area large enough to accommodate a sofa, dining table and bedroom furniture. The space flows into a fitted kitchen with an electric cooker fridge and windows on two sides for natural light. A hallway with built in storage leads to a bathroom with a modern white suite (bath basin WC). To the rear there is a private car park for residents and an external storage cupboard. Location Just 2km east of Hull City Centre, with Asda Mount Pleasant and public transport within walking distance. Excellent road connections to A63 and M62 nearby. There is a 64 year lease with Kingston Upon Hull City Council, this can be upgraded to 99 years at any time via an application to the council. (fees apply) Property Type: Studio Full selling price: £39999.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 64 Yearly Ground Rent Cost: £25.00 Yearly Management Cost: £0.00 Council tax band: A EPC rating: D Measurement: 322.917 sq.ft. Outside Space: Front Garden Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Vacant -----



Bed Room(s)



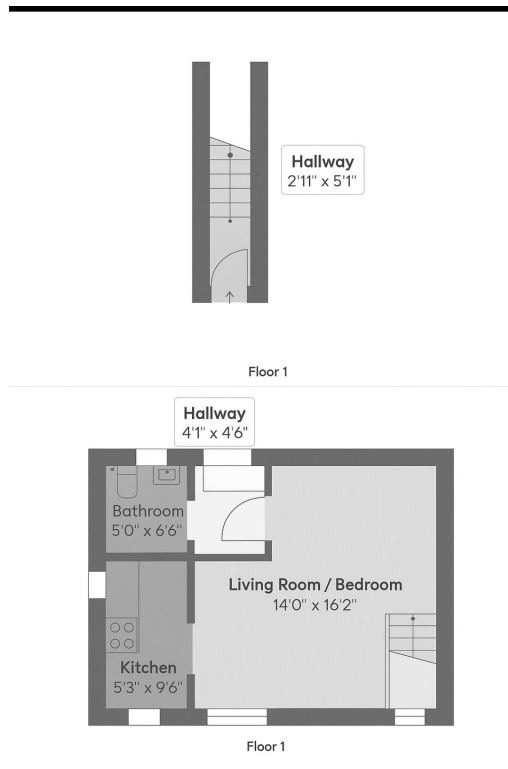
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor maisonette
Total floor area	30 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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