



## 12 High Trees Mount, HULL Offers in the region of £85,000

Located on the periphery of the ever popular VILLAGE OF SUTTON AND ITS ARRAY OF FABULOUS AMENITIES, this first floor apartment is ideally suited to the first time buyer, the purchaser looking to down size and indeed the busy professional. The property comprises entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom and has gas central heating to radiators and double glazing. With allocated parking to the courtyard, further enquiries are encouraged. Epc rating tbc



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## Entrance Hall

With staircase giving access to

## Landing

Giving access to;

## Lounge 4.16 x 3.26 (13'8" x 10'8")

Window to the front aspect, Feature Adam style fire surround with onyx effect back and hearth incorporating a contemporary style electric fire and there is a radiator.

## Kitchen 3.20 x 2.56 (10'6" x 8'5")

Fitted floor and wall units with rolled edge laminated preparation surfaces having an inset sink unit with mixer tap. Window to the front aspect, plumbing for an automatic washing machine and splash back tiling to the walls.

## Bedroom One 3.28 x 3.10 (10'9" x 10'2")

Windows to the rear aspect, a radiator fitted wardrobes with over head cupboards and a matching dressing table unit with drawers.

## Bedroom Two 3.16 x 2.00 (10'4" x 6'7")

Window to the rear aspect and a radiator.

## Bathroom

A white suite to comprise a panelled shower bath, wash hand basin and a low level wc. Partially tiled walls, tile effect laminate flooring and there is a plumbed shower unit over the bath with a shower screen to the bath side.

## Car Parking

There is an allocated parking space to the courtyard.

## Agents Notes

Services, fittings & equipment referred to in these sale 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.

## 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.

## Tenure

Tenure leasehold - we understand that this property is leasehold and purchasers will usually be liable for Service charges paid monthly, quarterly or annually depending on the property together with a ground rent and additional fees. A sinking fund for future repairs may be applicable. The terms of the lease may place restrictions on pets, parking, vehicles etc and we strongly suggest and queries are raised before any costs are incurred. Please contact us for further information although we can give no





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warranty for information provided to us by 3rd parties.

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Floor area 71.0 sq. m. (764 sq. ft.) approx

Total floor area 71.0 sq. m. (764 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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