



Denaby Court
Hull
East Riding of Yorkshire
HU8 7SS

Offers in Excess of £64,000

bettermove

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Hull

Bettermove are pleased to present this charming two bedroom seventh floor apartment in Garden Village, available with no forward chain.

The property is leasehold with 120 years remaining on the lease; the ground rent is £10 per year and the service charge is £1,226 per year. The council tax band is A.

The interior of this beautifully presented property comprises a spacious dual aspect lounge, fitted kitchen, two bedrooms and family bathroom. The exterior boasts an allocated off road parking space.

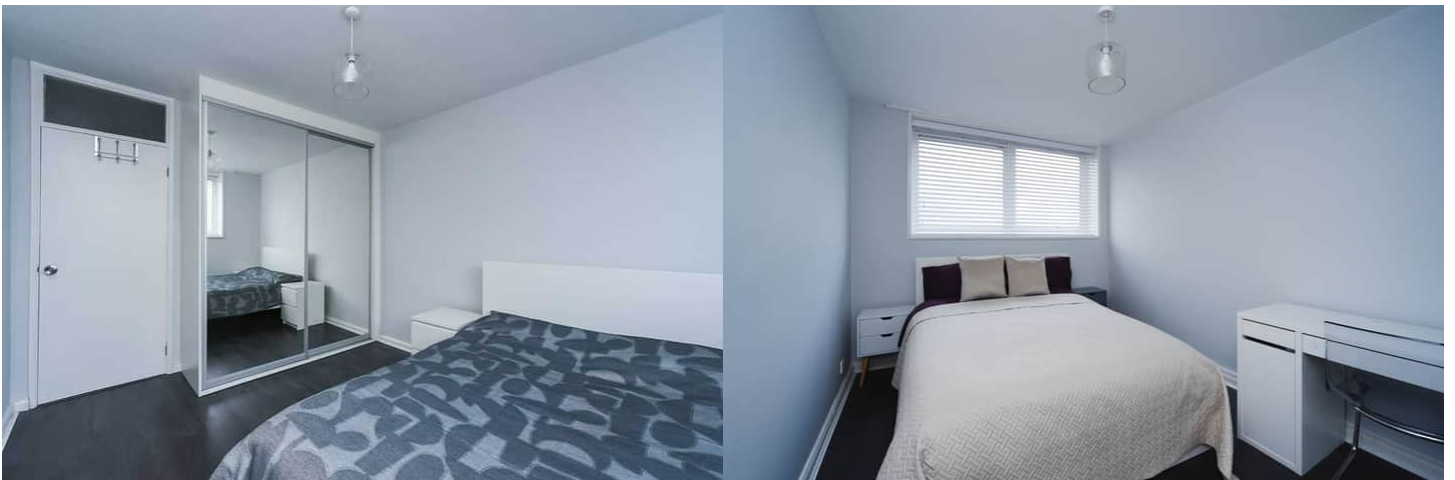
Located in the sought after Garden Village, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport connections can be found from the A165, A1165, A63 and Hull central rail station.

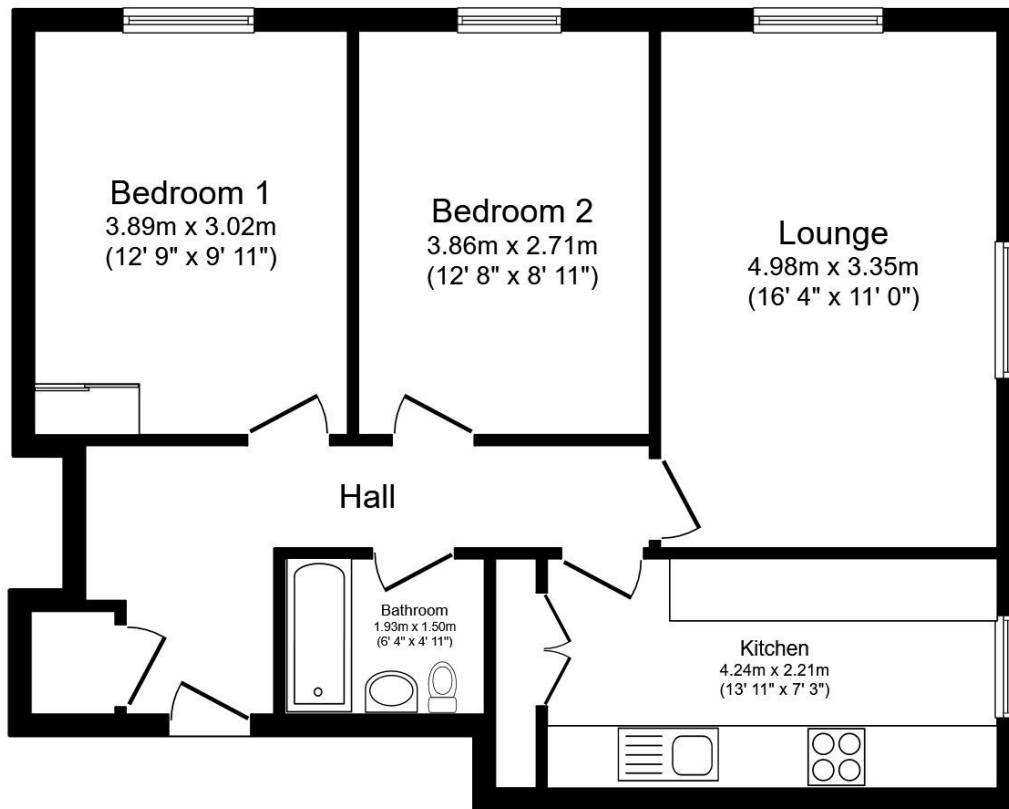
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 63.7 sq.m. (686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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