

# Whitakers

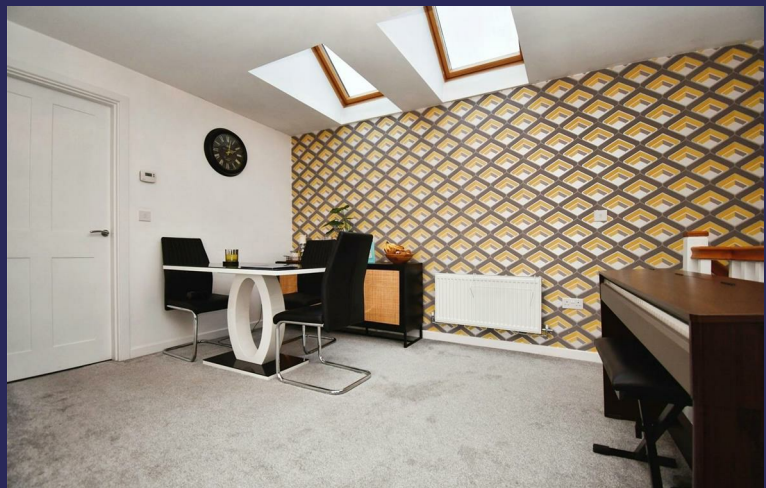
Estate Agents



15 Broad Avenue

, Hessele, HU13 0FH

£185,000



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## The Accommodation Comprises

### Entrance Hall

Leads to inner lobby with a staircase leading to the landing and access to the garage.

### Lounge / Dining Room

17'8" x 15'7" maximum (5.40m x 4.77m maximum )  
Upvc double glazed windows with a Juliette balcony,  
Upvc double glazed window and Velux roof windows,  
two gas central heating radiator and a storage cupboard.

### Inner Hallway

Access to the loft space. Leads to:

### Bedroom One

14'2" x 10'2" maximum (4.34m x 3.10m maximum )  
Upvc double glazed window and a gas central heating radiator.

### Bedroom Two

10'7" x 8'6" maximum (3.23m x 2.61m maximum )  
Upvc double glazed window and a gas central heating radiator.

### Kitchen

12'3" x 6'2" maximum (3.74m x 1.90m maximum )  
Twin Velux windows, enclosed gas central heating boiler, fitted with a range of base wall and drawer units with fitted worktops and splash backs, stainless steel single drainer sink unit, split level oven and hob, integrated washing machine, dish washer and fridge freezer, tiled flooring.

### Bathroom

Velux window, towel rail central heating radiator,

fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen over, pedestal wash basin and a low flush WC, tiled splash backs, extractor fan and tiled flooring.

### Garage

Brick garage with an up and over door, access to the hallway and a storage cupboard.

### Estate Fees

Residents on the development pay estate fees for the upkeep of the communal areas. The current cost is £19.97 per month.

### Tenure

The property is held under Freehold tenureship and comes with with one of the three garages below. The other two garage are held on long leases by other home owners. The owner of the apartment insure's the whole building and recovers a share of the premium from the leaseholders

### Council Tax Band

Council Tax band - C  
Local Authority - East Riding Of Yorkshire

### EPC Rating

EPC rating - C

### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

Tel: 01482 657657

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes

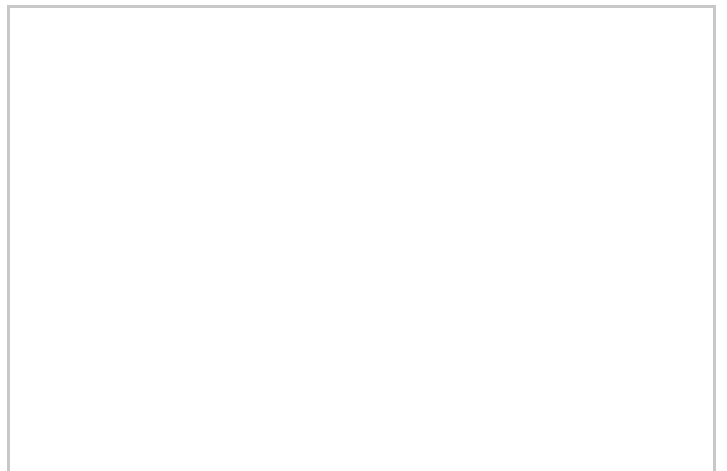
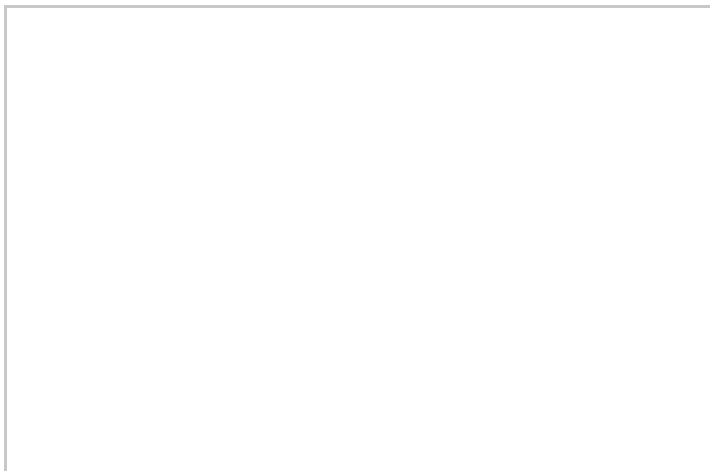
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations

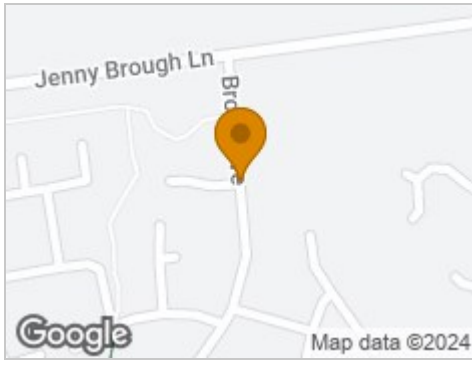
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



## Road Map



## Hybrid Map



## Terrain Map



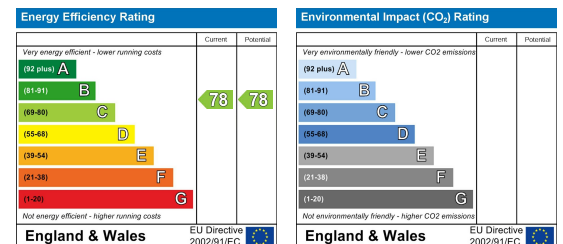
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.