

# Whitakers

Estate Agents



## 15 Broad Avenue, Hessle, HU13 0FH

**£181,300**

Whitakers Estate Agents are pleased to introduce this immaculately presented two-bedroom coach house apartment which was constructed by the reputable builder Messers Barratts Homes circa 2016 and retains some of the NHBC warranty.

The property is located within the Hesslewood Park development in Hessle postcode, and is well connected by the A164 which, there are multiple trade routes to the Hull City Centre and surrounding villages along with local amenities and leisure facilities including shopping parks, eating / drinking facilities and the scenic Hessle Foreshore with accompanying nature trails.

The main features include entrance hall with fixed staircase to the spacious lounge / dining room and inner lobby leading to the two good bedrooms, contemporary kitchen fitted with a host of integrated appliances and a bathroom suite furnished with a three-piece suite.

Externally there is a low maintenance garden which accommodates off-street parking and leads to the integral garage which is accessed via an up and over door.

Taken together, the accommodation on offer is ideal for the first-time buyer seeking to make their initial step onto the property ladder. Alternatively, the investor seeking to add to their portfolio with an investment they can introduce to the lettings market with immediate effect upon completion may also wish to arrange an internal inspection.

## 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

#### 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.

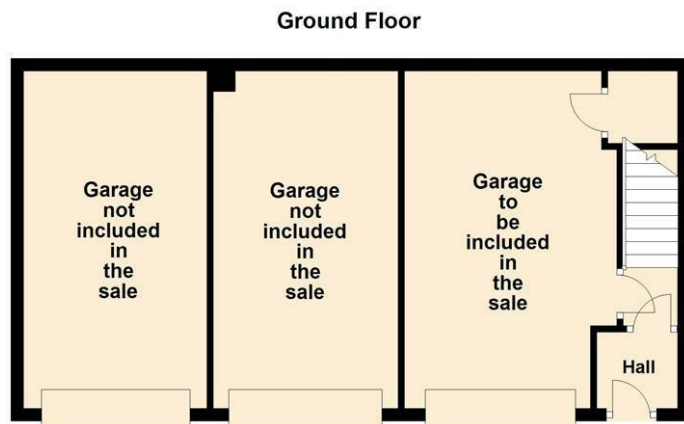
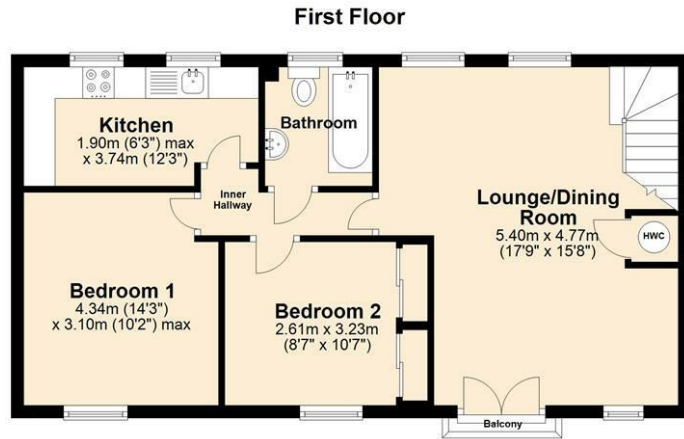
#### Free Market Appraisals / Valuations

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

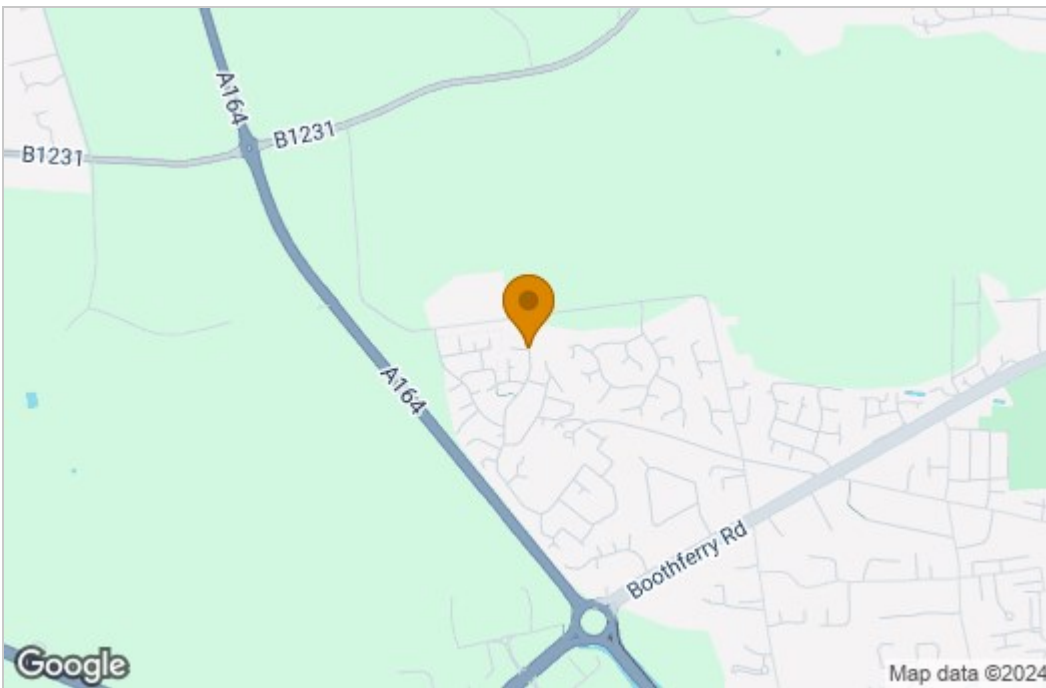
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# Floor Plan

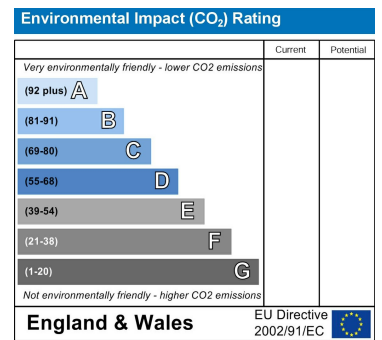
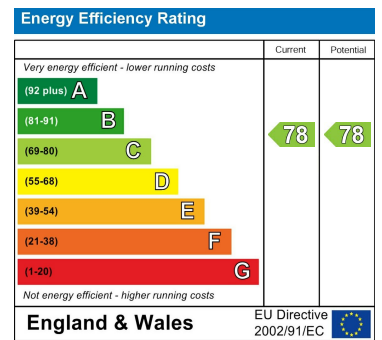


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# 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.