



Apartment 32, 892, Dunsley House Hessle Road  
, Hull, HU4 6SA

£89,950

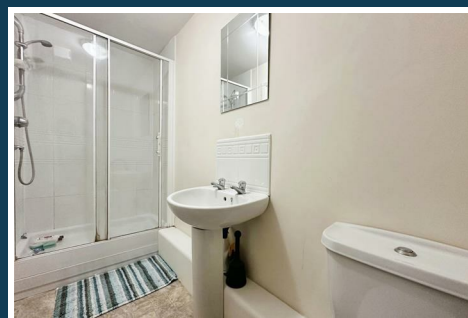




# Apartment 32, 892, Dunsley House Hessle Road

, Hull, HU4 6SA

£89,950



## SUMMARY

Offered for sale with NO ONWARD CHAIN is this spacious two bedroom, first floor apartment, situated in Hull. Close to Pickering Park, a range of shops and takeaways and walking distance to regular bus routes.

Ideally suited to first time buyers and investors alike, this pleasant property benefits from its own private entrance into the apartment, two well proportioned bedrooms, an en-suite, open plan kitchen/living area and off street parking.

Viewing is highly recommended to fully appreciate the size/potential of this property and can be arranged via our office.

### Communal Entrance

Accessed via a solid panel door with intercom entry system, the communal areas are well maintained and equipped with courtesy lighting and access to communal stairwells to subsequent floors.

### Entrance Hallway

Entrance into the flat is on the first floor via panelled door, with storage cupboard. Provides access into all main rooms.

### Open plan Kitchen/Living Area

18'9" x 14'11" (at widest points) (5.73m x 4.55m (at widest points))

With UPVC double glazed window. Kitchen fitted with a range of base and wall mounted units, complimentary work surface, tiling to the splash back areas, inset stainless steel sink unit, electric

hob with extractor over, built in oven and spaces for other appliances.

### Bedroom One

11'6" x 9'10" (3.53m x 3.02m)

A double bedroom with UPVC double glazed window, carpet flooring, storage heater and access to:

### En-Suite

10'3" x 3'5" (3.13m x 1.06m)

Fitted with a three piece suite in white, comprising shower cubicle, hand wash basin and low level WC, plus chrome effect heated towel rail.

### Bedroom Two

11'0" x 7'4" (3.36m x 2.24m)

Another generous bedroom with a UPVC double glazed window, carpet flooring and storage heater.

### Bathroom

7'11" x 7'4" (2.43m x 2.24m)

Fitted with a three piece suite in white; comprising panelled bath with handheld shower attachment, vanity sink and low level WC plus chrome effect heated towel rail.

### Parking

The property benefits from secure gated parking and its own allocated parking bay to the rear of the building. There is a car park for visitors to the front of the building.

### Council Tax

We have been advised the property is council tax band C.

## ADDITIONAL INFORMATION

Tel: 01482 322411

Tenure:

Leasehold - 155 years from 2005

Service Charge:

£1849.20 Per Annum (paid monthly at £154)

Ground Rent:

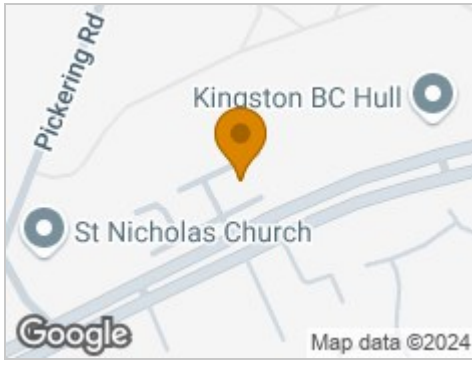
£150 Per Annum

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



**Floor Plan**  
Floor area 61.4 m<sup>2</sup> (660 sq.ft.)

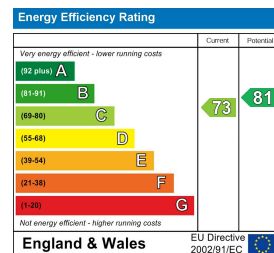
TOTAL: 61.4 m<sup>2</sup> (660 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

## Viewing

Please contact our Hull Office on 01482 322411 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.