



Flat 2, 34 Davenport Avenue

, Hesse, HU13 0RP

Offers over £180,000



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Communal Entrance

Entrance to the front via UPVC double glazed door into porch with intercom system at the inner door and staircase to first floor level.

Entrance Hallway

Access to the flat on the first floor via glazed door. With laminate flooring and radiator.

Kitchen

7'6" x 13'11" (2.29m x 4.25m)

With window to the front. A newly fitted kitchen with base units, laminated work surface, tiling to splashback areas, inset stainless steel sink unit, freestanding cooker, washing machine and fridge freezer. With radiator and vinyl flooring.

Lounge

14'11" x 13'11" (4.56m x 4.25m)

A bright and spacious room to the front, with bay window, feature electric fireplace, laminate flooring and radiator,

Bedroom One

18'4" x 12'11" (5.61m x 3.94m)

A large double bedroom to the rear with two UPVC double glazed windows, fitted wardrobes for storage, laminate flooring and radiator.

Bedroom Two

13'3" x 11'6" (4.05m x 3.51m)

A generous second bedroom or could be used as a separate dining room, with two windows to the side, laminate flooring and radiator.

Bedroom Three

9'4" x 13'8" (2.85m x 4.17m)

To the rear with window to the side and UPVC double glazed window to the rear with two storage cupboards, laminate flooring and radiator.

Bathroom

6'0" x 6'9" (1.85m x 2.08m)

With window to the side. Fitted with a three piece suite in white, comprising corner shower cubicle, pedestal sink and low level WC, with fully tiled walls and chrome heated towel radiator.

Store

6'1" x 3'4" (1.86m x 1.02m)

With window to the side.

Council Tax Band

We have been advised the property is council tax band B, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

Tenure:

Leasehold - 999 years from 1 November 1990

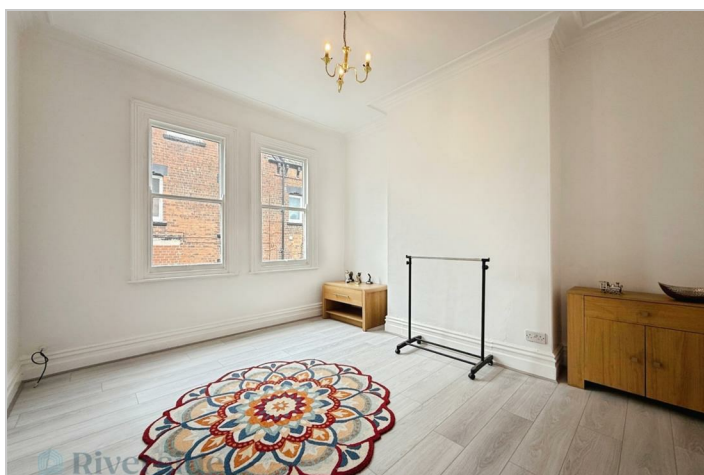
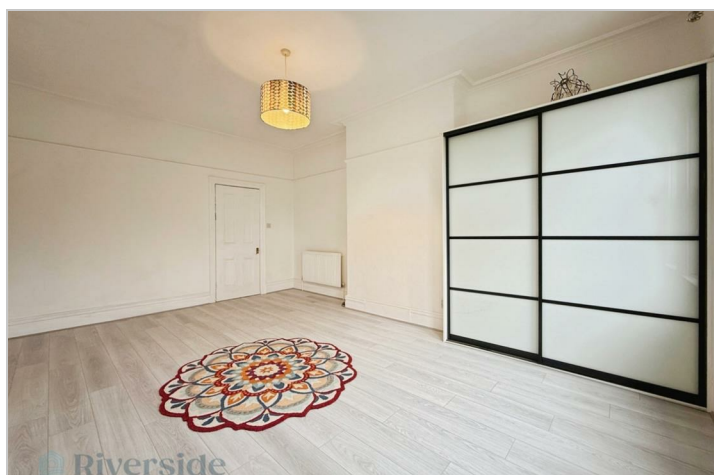
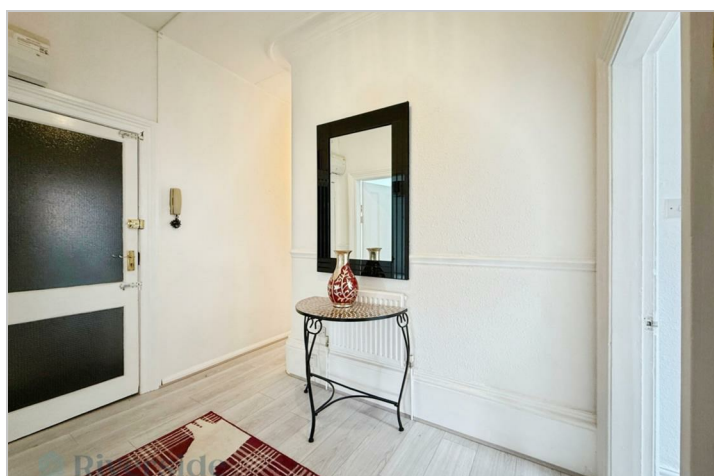
Service Charge: £885 per annum (made up of maintenance fee of £540 per annum and insurance of £345 per annum)

Ground Rent: £50 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



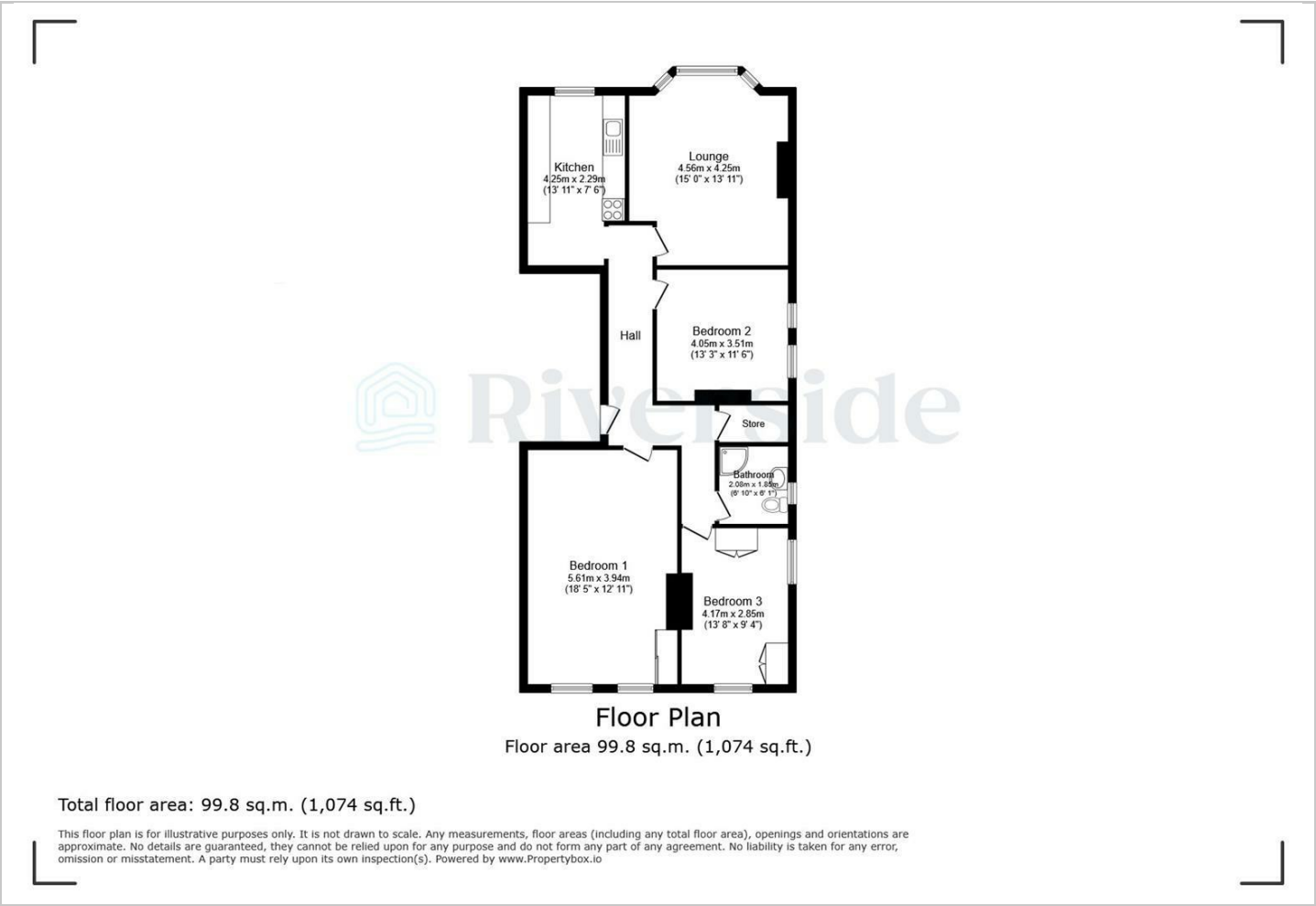
Hybrid Map



Terrain Map



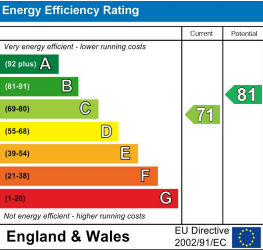
Floor Plan



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.