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grays



Apt 3, Tudor Lodge 88 Davenport Avenue, Hessle, HU13 0RW

£190,000









# Apt 3, Tudor Lodge 88 Davenport Avenue

Hessle, HU13 0RW

- LIFESTYLE LIVING
- GATED SETTING AND ESTABLISHED GROUNDS
- HESSLE CENTRE A SHORT WALK AWAY
- SECURE PARKING
- IDEAL FOR DOWNSIZERS
- CHARACTER APARTMENT
- WELL REGARDED DAVENPORT SETTING
- BRIGHT AND SPACIOUS LAYOUT
- PREMIERE LOCATION IN HESSLE
- NO ONWARD CHAIN

Arguably one of Hessle's most premium apartment buildings, offering lifestyle and gated living.

Sympathetically and lovingly restored to the highest of standards, this stunning property for sale offers an irresistible combination of lifestyle, location and all within a private and gated residence.

The fully refurbished accommodation for sale consists of a well presented two bedroom first floor apartment located in the main building, providing spacious living throughout retaining a wealth of period features and ornate coving and skirting detailing.

Tudor Lodge is located off the conservation area of Davenport Avenue offering gated and secure grounds with extensive laid to lawn private gardens within moments walk of all the convenience of Hessle centre.

Accommodation is accessed from the main residents staircase leading to the first floor apartment comprising; Entrance Hall, an excellently proportioned Reception Lounge and Dining Room with an abundance of natural light through oversize window and views over the gardens. Double doors lead to a dedicated Kitchen area. Principal Bedroom and En-suite Shower Room with a further Bedroom and luxuriously appointed Main Bathroom.

Secure and gated residents parking is offered giving added peace of mind within this idyllic and landscaped setting.



£190,000



## COMMUNAL ENTRANCE

A welcoming entrance to this period and characterful building located in the popular Hessle conservation area of Davenport Avenue.

The imposing entrance enjoys a sweeping return staircase with feature balustrade leading to first floor level and directly to apartment no.3.

## ENTRANCE HALLWAY

A central entrance hallway provides access to reception space and bedroom accommodation, with deep double storage cupboard and additional locker storage with integrated seating area.

## RECEPTION LOUNGE

Enjoying an abundance of natural daylight and with a spacious feel, used currently as a formal lounge space extending to a dedicated dining area, with full outlook over the frontage via traditionally styled lead insert window, additional window seat and fitted shelving, further lead insert window overlooks the side gardens also, character details provided via deep skirtings, traditional gas fire insert with oversize hearth and surround, inbuilt entertainment area. Access is provided to the principal bedroom and double doors lead through to the...

21'3" x 16'6" (6.48m x 5.03m)

## KITCHEN

With window to side elevation, neutrally appointed with a range of traditionally styled wall and base units, complementary work surfaces, inset sink and drainer with mixer tap, tiling to splashbacks, low level double oven with four ring gas hob and extractor canopy, mid-level microwave, integrated dishwasher, undercabinet lighting, wine rack, tiling to floorcovering, space for additional white goods.

13'10" x 5'3" (4.22m x 1.60m)

## BEDROOM ONE

(at longest and widest point)

Boasting elegant proportions throughout with windows to the side and front elevation, again boasting excellent levels of natural daylight throughout, a range of fitted bedroom furniture including wardrobes, locker storage, cupboards and low level drawers, of double bedroom proportions. Leads to...

18' x 14'1" (5.49m x 4.29m)

## EN SUITE SHOWER ROOM

With self contained shower cubicle, pedestal wash hand basin, low flush w.c, tiling to floorcoverings and contrasting wall tiling, wall mounted light point, heated towel rail, inset spotlights to ceiling.

8'8" x 4'10" (2.64m x 1.47m)

## BEDROOM TWO

With window to front elevation, fitted wardrobes to wall length, an excellent size of double bedroom proportions.

13'6" x 11'2" (4.11m x 3.40m)





#### MAIN BATHROOM

6'2" x 4'10" (1.88m x 1.47m)  
Leading from the entrance hallway. Appointed with three piece suite consisting of panelled bath with wall mounted showerhead and console, pedestal wash hand basin, low flush w.c, chrome heated towel rail, tiling to floorcoverings and splashbacks, inset spotlights to ceiling.

#### OUTSIDE

Occupying a prominent position on Davenport Avenue, Tudor Lodge boasts immaculately appointed gardens being landscaped to the frontage and accessed from Davenport Avenue via electronically operated secure entrance gates. Generous parking offered to the frontage, with established planting, shrubbery and herbaceous borders to perimeter boundaries. Access is provided to a communal landscaped private rear garden and terraced area that must be seen to be fully appreciated, and in its entirety the property provides a rare and unique opportunity to occupy a character building, taking full advantage of all the convenience Hesse has to offer.

#### AGENTS NOTE

Homes within the character building are rarely presented for sale and consequently comes recommended for further internal inspection.

Leasehold property (with share of Freehold): Annual Service Charge of £2400.00, No annual Ground Rent, and an original lease of 999 years from 2004.

#### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

#### TENURE

We understand the Tenure of the property to be Leasehold (with share of freehold) with Vacant Possession on Completion.

#### VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

#### WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### FEES

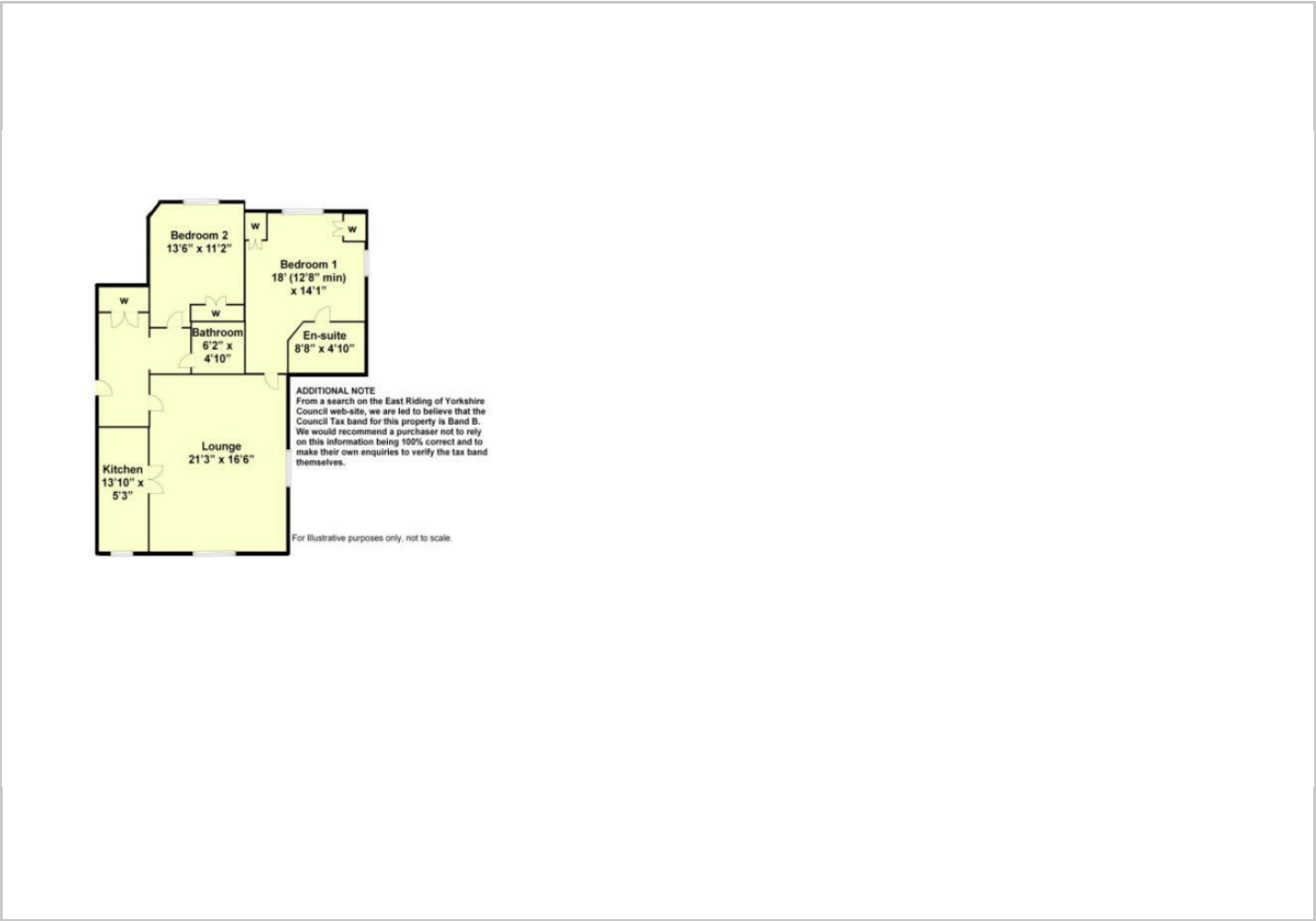
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.







Floor Plans



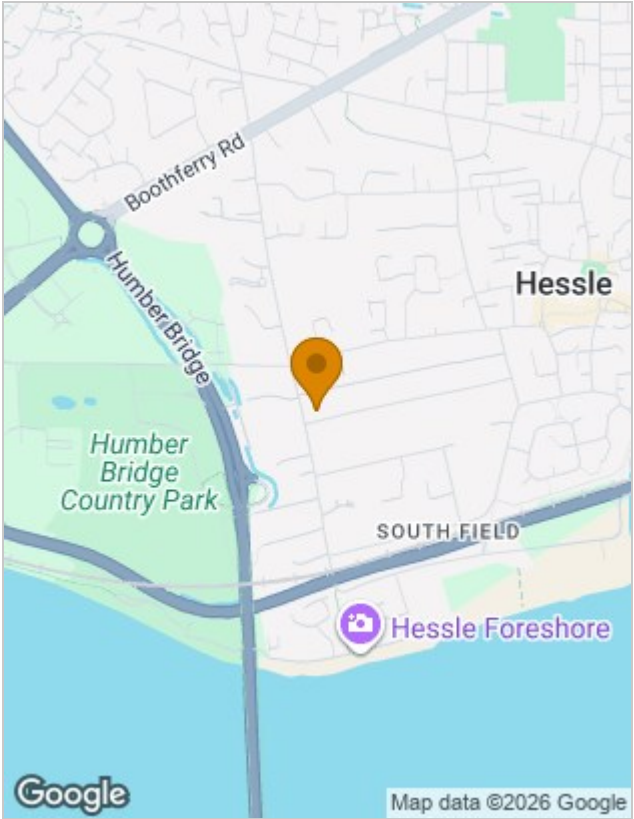
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

