



## 44 Dovestone Way

Kingswood, Hull, HU7 3BY

Offers over £105,000



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## Ground Floor:

### Communal Entrance

Secure entry on the ground floor with intercom entry system. Stairs to all upper levels.

## Third (Top) Floor:

### Private Entrance Hallway

Entry via a solid door. Hallway with access to all rooms, storage cupboard, carpet flooring and electric radiator.

### Lounge

15'1" x 11'10" (4.60m x 3.62m)

A spacious lounge with UPVC Juliet balcony with stunning panoramic views in a south westerly direction, carpet flooring and electric radiator.

### Kitchen

10'0" x 6'2" (3.06m x 1.89m)

A modern and well appointed kitchen, fitted with a range of base and wall mounted units, laminated work surfaces with matching upstands, inset stainless steel sink, inset four-ring electric hob with extractor over and built in oven below, vinyl flooring and UPVC double glazed window.

### Bedroom One

12'5" x 9'5" (3.80m x 2.89m)

A double bedroom with UPVC double glazed window, carpet flooring and electric radiator.

### Bedroom Two

12'0" x 9'4" (3.66m x 2.85m)

Second double bedroom with UPVC double glazed

window, storage cupboard, carpet flooring and electric radiator.

### Bathroom

6'2" x 5'10" (1.90m x 1.80m)

Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With tiling to splashback areas, vinyl flooring, heated towel rail and UPVC double glazed window.

### Externally

To the rear is a communal carpark with an allocated space for this apartment.

### Council Tax Band

We have been advised the property is council tax band A, payable to Hull City Council

## ADDITIONAL INFORMATION

### Tenure:

Leasehold - 150 years from 2014. approx. 138 years remaining

### Service Charge:

£1248 pa (£104 pm)

### Ground Rent:

£150 pa

### 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

Tel: 01482 322411

solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



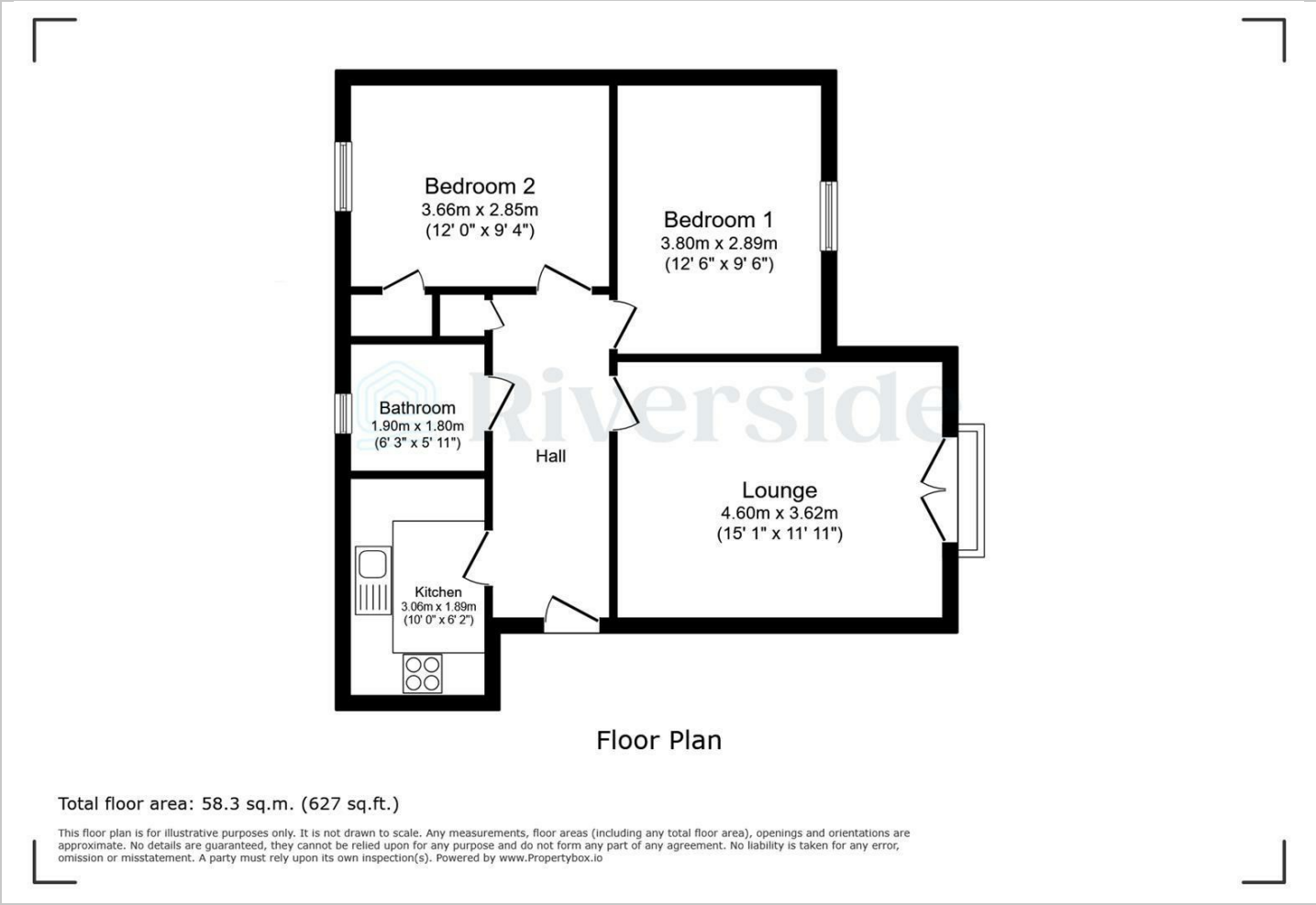
Hybrid Map



Terrain Map



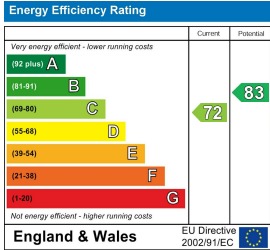
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.