



Dunsley House, Hull, HU4 6SA  
Offers Over £85,000

Philip  
**Bannister**  
Estate & Letting Agents

# Dunsley House, Hull, HU4 6SA

## Key Features

- Excellent Location
- 2 Bedroom Apartment
- Electric Heating
- Open Plan Living
- Large Bathroom
- Secure Parking Facilities
- No Chain Involved

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

A recently painted and carpeted two-bedroom apartment, which oozes natural light and is close to the picturesque Pickering park off Hesse High Road. The apartment would ideally suit a professional or the buy to let investor.

The property has secure parking, communal gardens, electric heating and double glazing. The property briefly comprises Communal Entrance hall with intercom security system, Private entrance hall, Lounge offering open plan living to the Fitted Kitchen, Two bedrooms, and large Bathroom. Early viewing is a must to avoid any disappointment. The property is offered with no chain involved





## Hessle High Road - Description

A Prime Location - Set in a convenient location, with, public transport and other local amenities close at hand. The property lies approximately 3 miles away from the village of Hessle where there are shops, restaurants, cafés and bars. Sainsbury's and Aldi are a short driving distance away and access to both City Centre and the A63/M62 motorway link close by.

The picturesque Pickering Park with large playing fields, outdoor gym and playground is a short walk from the apartment.

## COMMUNAL ENTRANCE HALL

with intercom security system and postal boxes

## PRIVATE ENTRANCE HALL

with panelled door, storage cupboard, further cupboard housing boiler, laminate flooring and electric heater

## OPEN PLAN LOUNGE AND KITCHEN

27'6 x 10'5 (8.38m x 3.18m)

Lounge area - with two double glazed windows, two electric heaters and laminate flooring.

Kitchen Area - with a range of beech effect base and wall units, laminate work surfacing, stainless steel sink unit, drawers, breakfast bar, electric hob and oven, splash back tiling, plumbing for automatic washing machine, space for fridge and laminate flooring.

## BEDROOM 1

13'3 max measurements x 9'9 (4.04m max measurements x 2.97m)

with two double glazed windows, built in wardrobe and electric heater.

## BEDROOM 2

10'11 x 9' (3.33m x 2.74m)

with double glazed window and electric heater.

## BATHROOM

9'2 max measurements x 7'11 max measurements (2.79m max measurements x 2.41m max measurements)

with a white three piece suite, comprising panelled bath with shower above and glazed shower screen, wash hand basin with vanity unit beneath, w.c., heated towel rail, xpelair and vinyl floor covering.

## EXTERNAL

Outside are communal garden area, bin stores and secure parking facilities.

## GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a ELECTRIC heating.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

SECURITY - The property has the benefit of an intercom security system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## AGENTS NOTES

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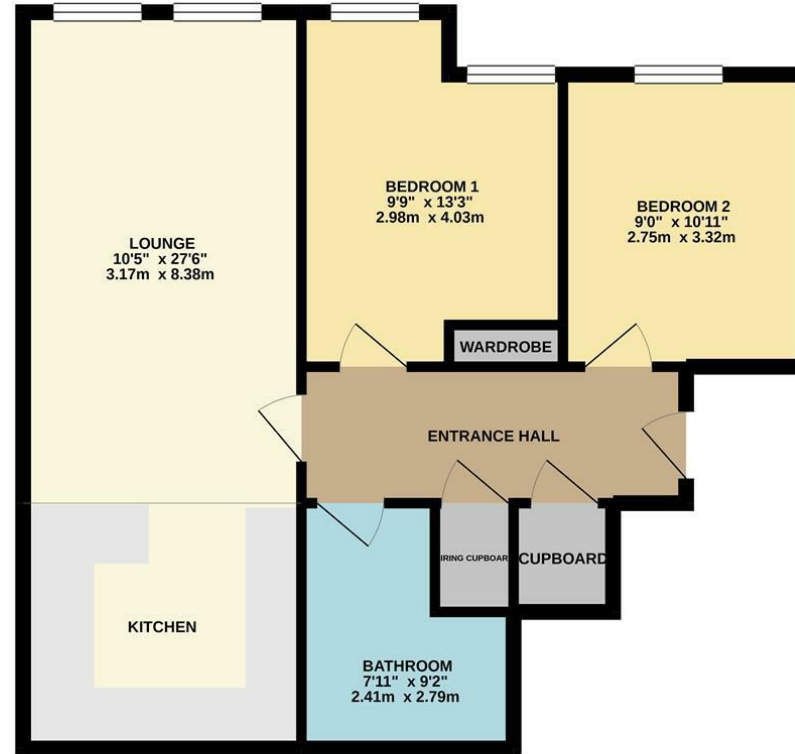
vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## AGENTS NOTES (continued)

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSPEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will 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. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100



GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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