



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Flat 34 Dunkeld Drive, Hull, HU6 7XG**

### **Offers in excess of £70,000**

**OUTSTANDING ONE BEDROOM FLAT - BRIGHT PROPERTY - POPULAR LOCATION**

Discover urban convenience and comfort with this charming one-bedroom flat on Dunkeld Drive, Hull. Situated within close proximity to a variety of amenities, including shops, supermarkets, cafes, bars, restaurants, esteemed schools, and excellent transport links, this property offers the perfect blend of accessibility and suburban tranquility.

Step inside, and you'll be greeted by a bright and inviting interior. This first-floor flat boasts a spacious lounge, a well-equipped kitchen, a comfortable bedroom, and a convenient bathroom, providing everything you need for modern living.

Outside, the property features communal gardens, offering residents a tranquil space to relax and unwind amidst nature. Additionally, parking to the front ensures hassle-free parking for residents and visitors alike, adding to the convenience of urban living.

This one-bedroom flat on Dunkeld Drive presents an excellent opportunity for those seeking a cozy and well-connected home in Hull. Don't miss the chance to make this property your own and experience the best of urban living in this vibrant neighbourhood.

## FIRST FLOOR

### LOUNGE

16'5 x 9'75 max (5.00m x 2.74m max)

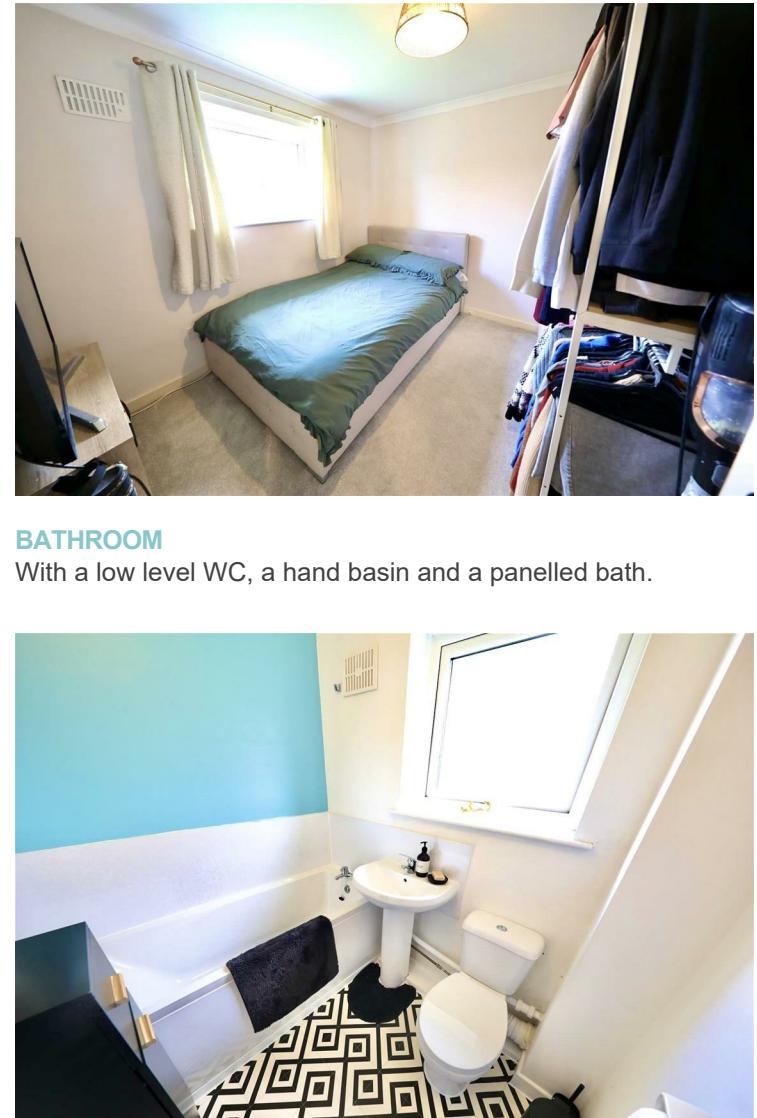
A brilliant family room with excellent natural light.



### KITCHEN

9'6 x 4'9 max (2.90m x 1.45m max)

With a range of units and complimenting work surfaces, space for a fridge freezer, space for an oven and plumbing for a washing machine.



### BEDROOM

9'62 x 8'68 max (2.74m x 2.44m max)

A brilliant main bedroom with plenty of space for storage.

### HALLWAY



### OUTSIDE

The property benefits from communal gardens to the front along with communal parking.



#### **CENTRAL HEATING**

The property has the benefit of electric storage heaters. (not tested).

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **TENURE**

Symonds + Greenham have been informed that this property is Leasehold. There's 900+ years and service charge of £54.54 pcm.

#### **COUNCIL TAX**

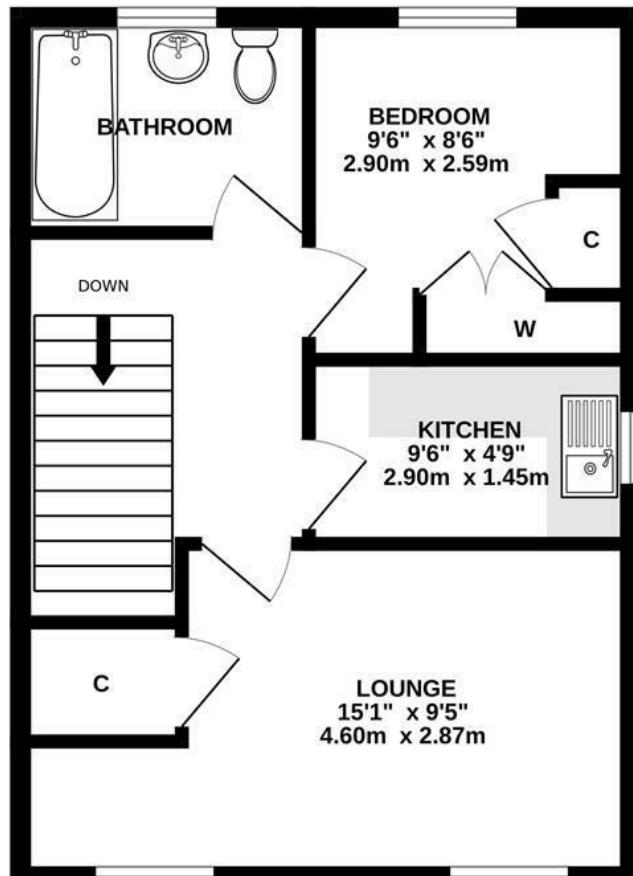
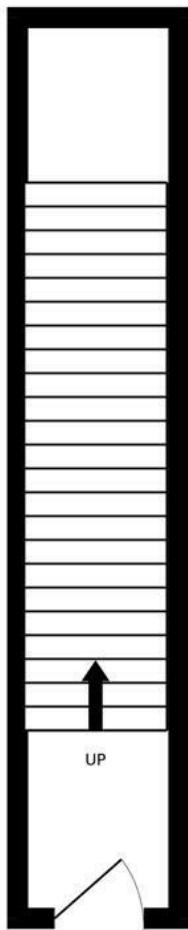
Symonds + Greenham have been informed that this property is in Council Tax Band A.

#### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

