

LEONARDS

SINCE 1884

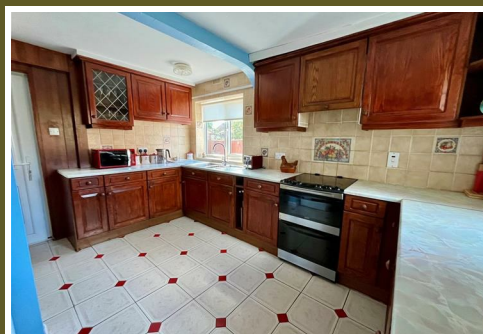
Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants



32 Grange Park, Brough, HU15 1AA

- Traditional Three Bedroom Semi Detached Family House
- Priced To Allow for Updating and Improvements
- No Forward Chain
- Lounge Diner with access to Garden Room Conservatory
- Cloakroom Utility at the Rear
- Conveniently Placed For Access to Local Amenities
- Pleasant Gardens with Generous Parking Area and Garage
- Entrance Hall with Stairs off
- Kitchen Utility with access to Kitchen
- Three Bedrooms and Wet Room

Offers In The Region Of £229,950



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk



32 Grange Park, Brough, HU15 1AA

Three bedroom traditional semi detached family house. Having been loved and owned for the last forty five years the property is now ready for its next owner. Requiring a scheme of improvements and updating the property is well placed for a host of local amenities nearby. Occupying a pleasant position along Grange Park a particular advantage is the generous parking area and garage. The accommodation comprises:- Entrance hall, lounge diner, garden room conservatory, kitchen utility and kitchen area which gives access to the rear lobby and cloakroom utility. On the first floor can be found the three bedrooms and a wet room. Garden areas to the rear. Gas fired central heating system and majority double glazed. Viewing via Leonards.

Location

Located off Welton Road. Brough has a primary school and lies within the catchment area for South Hunsley School. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has services to Hull and London. Humberside airport lies approximately 30 minutes driving distance. Other amenities include the nearby Brough golf course, Ionians Rugby Club and Sports Centre and there are various beautiful walks and cycle trails. There is a Morrisons and Aldi supermarket and a Sainsburys mini market to be found in Brough plus various shops in the general locality.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation. Under stairs cupboard/meter cupboard. Radiator.

Lounge Diner

12'7" x 23'7" (3.838m x 7.199m)

Window to the front elevation. Feature brick faced fire surround. Beamed effect ceiling. Two radiators.

Lobby Area

Rear entrance door to the outside. Tiled flooring. Open plan access to the garden room conservatory. Access into:

Cloakroom Utility

5'9" x 5'10" (1.765m x 1.787m)

Space for washing machine

Garden Room Conservatory

18'9" x 10'0" (5.718m x 3.060m)

Overlooking the rear garden with patio door to the rear and side access door. Tiled flooring. Part panelled walls. Internal patio door to the lounge diner.

Kitchen Utility

5'11" x 10'3" (1.819m x 3.142m)

Work surface with single bowl sink unit. Base and wall cupboard. Part panelled walls. Radiator. Internal window to the garden room conservatory. Access into:

Kitchen Area

9'10" x 12'11" (3.002m x 3.962m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Space for slot in cooker with hood over. Wall mounted Potterton gas fired central heating boiler. Part panelled and tiled walls. Tiled flooring. Radiator. Windows to the front and side elevations.

First Floor Landing

Window to the side elevation. Access to roof void. Doors to all rooms off.

Bedroom One

9'4" to wardrobes x 12'7" (2.849m to wardrobes x 3.859m)

Window to the front elevation. Range of wardrobes/cupboards. Radiator.

Bedroom Two

7'5" to wardrobes x 10'8" (2.281m to wardrobes x 3.262m)

Window to the rear elevation. Range of wardrobes/cupboards. Radiator.

Bedroom Three

7'6" x 6'9" + door recess and cupboard (2.288m x 2.064m + door recess and cupboard)

Window to the front elevation. Cupboard. Radiator.



Wet Room

7'2" x 5'6" (2.192m x 1.687m)

Suite of electric shower unit. Shower seat. Wash hand basin. WC. Tiling to the walls. Suspended ceiling. Window to the rear elevation. Extractor fan. Cupboard with cylinder and tank.

Outside

The property occupies a pleasant garden plot and has a generous block set parking area to the front/side which leads to the detached garage and rear garden area. The rear garden is laid mainly to lawn. At the side of the garage there is an additional useful stoned parking space.

Garage

12'5" x 17'9" (3.793m x 5.414m)

With electric up and over door. Light and power. Side personal access door.

Energy Performance Certificate

The current energy rating on the property is D (68).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number ELT066032000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is currently unregistered but believed to be Freehold.

Agents Note

This property is being sold subject to probate.

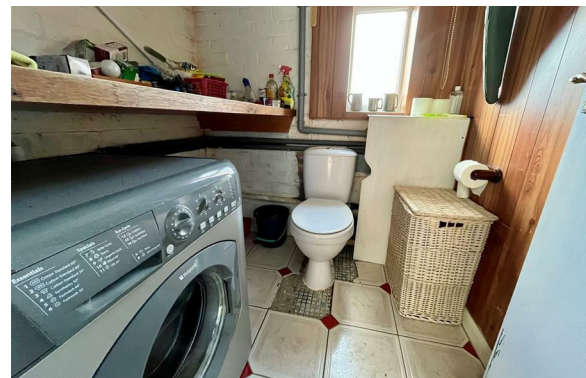
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

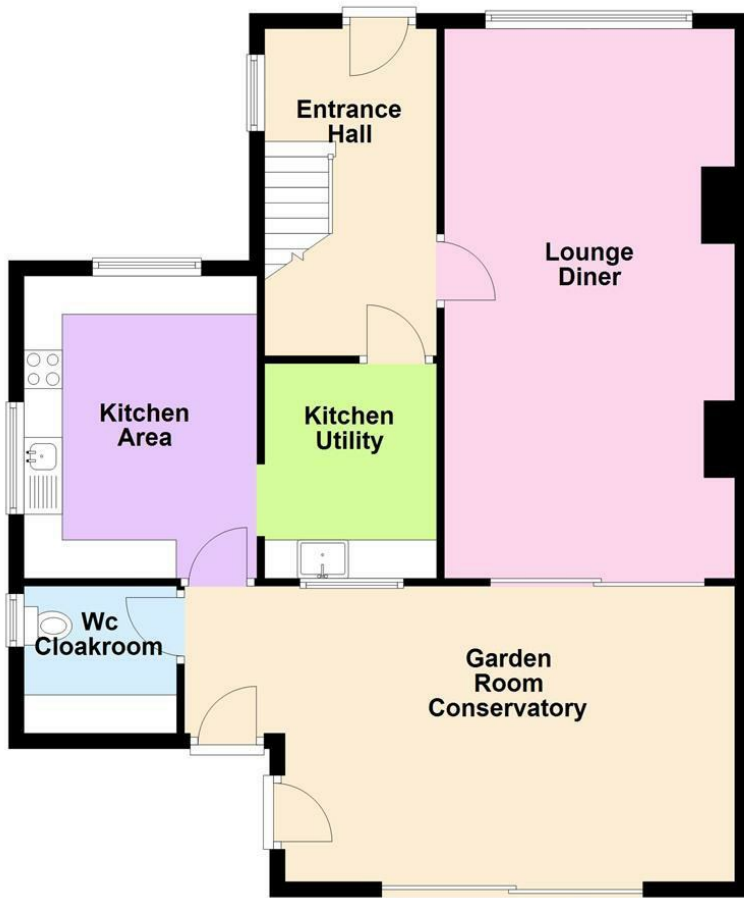
Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



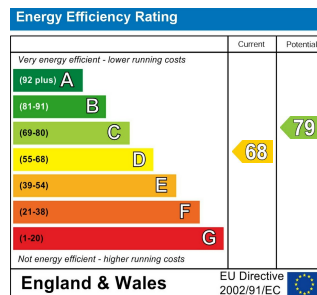
Ground Floor



First Floor



32 Grange Park, Brough



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.