



Sweetwood Lodge Howden Road, Holme-On-Spalding-Moor,

- Substantial Detached Bungalow
- Versatile Accommodation
- Reception Rooms - Kitchen - Conservatory
- Incomplete First Floor Space
- Workshop - Solar Room
- Requires a Scheme of Improvements and Completion works
- Potential to be arranged over Two Floors
- Two Bedrooms - En Suite - Bathroom
- Generous Parking Area with Garages
- Viewing Recommended

Offers Over £300,000



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Sweetwood Lodge Howden Road, Holme-On-Spalding-Moor,

Vacant detached bungalow with potential to have further first floor accommodation (subject to completion works and building approvals). The versatile space requires a scheme of works throughout and is complimented by a generous parking area with useful garages and workshop. The accommodation comprises:- Entrance lobby, hallway, lounge, dining room, reception area, conservatory, kitchen, utility, rear porch, two bedrooms, en suite and a bathroom. Viewing via Leonards.

Location

Located along Howden Road in Holme-on-Spalding-Moor which is a well connected village. It offers a range of everyday amenities. The surrounding area offers walking and outdoor recreation, while road links are to York, Beverley, Hull and the M62.

Entrance Lobby

Outer porch with main entrance door into:

Entrance Hall

Entrance door provides access into the property. Radiators. Doors to all rooms off.

Dining Room

10'7" x 16'7" (3.229m x 5.057m)

Window. Radiator.

Lounge

20'7" x 16'11" (6.282m x 5.172m)

Window to the front. Brick faced fire surround. Radiator.

Reception Area

7'10" x 12'3" + 10'8" x 7'9" max (2.407m x 3.734m + 3.256m x 2.370m max)

Conservatory

12'6" x 14'4" (3.832m x 4.384m)

Side access door. Radiator. Tiled flooring. Internal door to the reception area.

Family Bathroom

10'7" x 9'7" (3.250m x 2.928m)

Suite of bath, basin and shower.

Sep WC

WC and basin.

Bedroom One

13'1" x 14'7" (3.997m x 4.449m)

Window. Radiator. Wardrobes.

En Suite Shower Room

8'0" x 4'5" (2.461m x 1.361m)

Window. Shower cubicle. WC. Wash hand basin.

Bedroom Two

11'9" x 14'7" (3.591m x 4.464m)

Window. Radiator. Wardrobes.

Kitchen

11'8" x 15'5" (3.570m x 4.713m)

Containing a range of base and wall units. Work surfaces with sink unit. Window. Pantry off.

Inner Lobby

Shelved cupboard off. Stairs to the first floor.

Utility Room

8'4" x 12'4" (2.544m x 3.760m)

Base unit with work surface and sink. Door to rear porch. Boiler room off.

Cloakroom

WC. Radiator. Window.

First Floor

Requiring completion works with areas to potentially include two rooms and a shower room.

Garage

20'8" x 18'4" + alcove (6.30m x 5.59m + alcove)

Front access doors (needing attention/repair/replacement). Side access personal door.

Workshop

20'11" x 8'8" + alcove (6.396m x 2.642m + alcove)

Window to the rear.

Solar Room

5'11" x 7'3" (1.805m x 2.234m)

Solar unit.



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Additional Garage

17'0" x 31'11" (5.192m x 9.734)

Access door and side personal door.

Outside

Parking area and outside areas. Please take care when viewing the property being as vigilant as possible when making an inspection for your own personal safety as the external garden/land areas still contain a variety of items. The property will be SOLD AS SEEN. It will be the buyers responsibility to clear the site and remove any items in place.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

The current energy rating on the property is pending.

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 F for Council Tax purposes. Local Authority Reference Number HOS033015001 (the council tax entry indicates the property to be Streetwood Lodge but we believe this to be an error and should read as Sweetwood Lodge - this is will need to be addressed with the valuation office by the buyer). 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 and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. This property also has solar panels.

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 at the land registry but believed to be Freehold.

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.



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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	

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.

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