

# LEONARDS

SINCE 1884

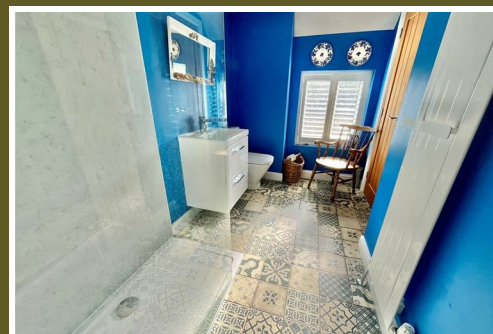
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## 6 Easenby Close, Swanland, North Ferriby, East Yorkshire, HU14

- Delightful End Terrace Cottage with No Forward Chain
- Early Viewing Highly Recommended
- Entrance Hall with Stairs off
- Rear Facing Garden Room
- First Floor Double Bedroom and Shower Room
- Pleasant Position within the Select Development
- Ideally Suited to the Single Person or Couple
- Open Plan Lounge Diner with Log Burner
- Kitchen with Appliances
- Low Maintenance Gardens with Garage and Parking Space

**Offers In The Region Of £210,000**



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# 6 Easenby Close, Swanland, North Ferriby, East Yorkshire, HU14

Welcome to Easenby Close, a select development off Greenstiles Lane. Tucked away in the corner can be found this delightful one bedroom property. Ideally suited to the single person or couple the well presented accommodation comprises:- Entrance hall with stairs off, lounge diner with log burner, rear facing garden room, farmhouse style fitted kitchen, first floor landing, double bedroom and shower room. To the outside there are low maintenance garden areas, off set single garage (in a block) with car parking space. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Situated in this highly desirable West Hull location. The village is particularly convenient for access onto the nearby A63 connecting to the national motorway, the village offers a range of services and facilities including convenience store, primary school, doctors surgery and chemist, together with a public house.

## Entrance

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Wooden effect flooring. Cloaks cupboard. Access into:

## Lounge Diner

12'9" x 16'5" + 7'1" max x 9'7" (3.900m x 5.011m + 2.184m max x 2.939m)  
A lovely cosy room with windows to the side and rear elevations. Log burner. Wooden effect flooring. Store cupboard. Access into the garden room at the rear.

## Garden Room

12'11" x 6'10" (3.958m x 2.101m)  
Overlooking the rear courtyard style garden with windows and doors. Wooden effect flooring.

## Kitchen

7'0" x 16'7" (2.159m x 5.066m)  
Fitted with a range of farmhouse style units with wooden work tops which incorporate the deep glazed sink unit. Appliances of fridge/freezer, electric oven and hob, washing machine and dishwasher. Two windows to the side/front elevation. Rear/side entrance door. Wooden effect flooring.

## First Floor Landing

Window to the rear elevation. Access to rooms off.

## Bedroom

11'6" x 16'6" (3.518m x 5.037m)  
Window to the rear elevation. Radiator. Wooden effect flooring.

## Bathroom

5'3" x 12'10" (1.622m x 3.923m)  
Suite of mains shower with mains, wash hand basin and WC. Window to the front elevation. Radiator. Tiled flooring. Boiler cupboard. Access to roof void.

## Outside

The property occupies a pleasant courtyard style setting with the similar properties. Approached via a pedestrian gated access across the block set courtyard. The rear has a paved garden area with rear access to shared passageway.

## Garage

8'11" x 18'0" (2.743m x 5.499m)  
Off set from the property in a block. With up and over door and two side windows. Parking space to the front.

## Energy Performance Certificate

The current energy rating on the property is pending.

## Agents Note

The property is being sold subject to probate.



### 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 C for Council Tax purposes. Local Authority Reference Number SWA030006000. 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 procuration 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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

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.