

# LEONARDS

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## 66 Kingscroft Drive, Welton, Brough, HU15 1FL

- Well Presented Three Bedroom Semi Detached House
- Entrance Hall with Stairs Off
- Cloakroom WC
- Front Facing Kitchen
- Rear Facing Lounge Diner
- Three Bedrooms and Bathroom
- Parking For at Least Two Cars and Rear Garden Area
- Gas Fired Central Heating System and Double Glazing
- Ideal Starter or Small Family Home
- Early Viewing Highly Recommended

**Offers In The Region Of £199,950**



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# 66 Kingscroft Drive, Welton, Brough, HU15 1FL

Three bedroom semi detached house. Ideally suited to the first time buyer or small family. Offering well presented accommodation the property enjoys a pleasant position off Munstead Way. A particular feature and surprise is the off road parking space for at least two cars and enclosed rear garden with patio area. The accommodation comprises:- Entrance hall with stairs off, cloakroom WC, front facing kitchen, lounge diner, first floor landing with loft ladder access, three bedrooms and a bathroom. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Located off Ruskin Way and Munstead Way. 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. Radiator. Wooden effect flooring. Access into ground floor rooms off.

## Cloakroom WC

Suite of WC and wash hand basin. Window to the front elevation. Radiator. Wooden effect flooring.

## Kitchen

7'2" x 10'3" (2.198m x 3.135m)

Fitted with a range of base and wall units. Work surfaces with sink unit. Part tiled walls. Appliances of electric oven with gas hob and hood over. Space for dishwasher, washing machine and fridge/freezer. Small breakfast bar. Window to the front elevation. Inset ceiling lights. Boiler cupboard with gas fired central heating boiler. Wooden effect flooring. Radiator.

## Lounge Diner

14'6" narrows to 11'1" x 14'2" (4.429m narrows to 3.391m x 4.335m)

Overlooking the rear of the house and enjoying access to the garden via the French door. There is an additional window to the rear elevation. Two radiators. Decorative panelling and under stairs cupboard.

## First Floor Landing

Window to the side elevation. Loft ladder access to part boarded loft space with light.

## Bedroom One

7'8" x 13'2" (2.350m x 4.022m)

Window to the rear elevation and radiator.

## Bedroom Two

8'0" x 11'5" (2.440m x 3.496m)

Window to the rear elevation and radiator.

## Bedroom Three

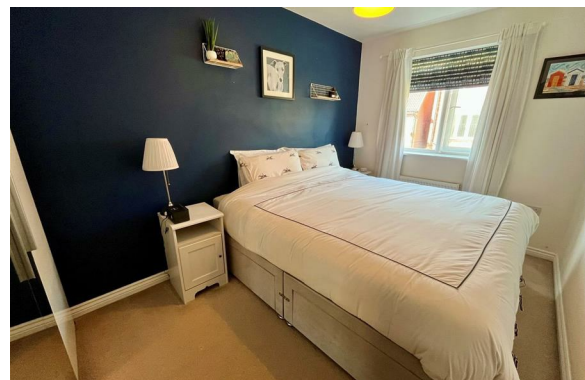
6'7" x 7'3" (2.013m x 2.230m)

Window to the rear elevation and radiator.

## Bathroom

6'3" x 6'2" (1.907m x 1.896m)

Suite of bath with mains shower, wash hand basin and WC. Part tiled walls, Window to the front elevation. Radiator. Extractor fan. Wooden effect flooring. Inset ceiling lights.



### Outside and Parking

A particular feature and surprise of this property is the plot. Having for for at least two cars at the front. A side pedestrian access leads to the rear.

### Rear Garden

The enclosed rear garden has lawn and paved areas which form a patio area. There are two useful plastic garden sheds/stores at the rear.

### 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 B for Council Tax purposes. Local Authority Reference Number WEL055066001. 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<br>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.