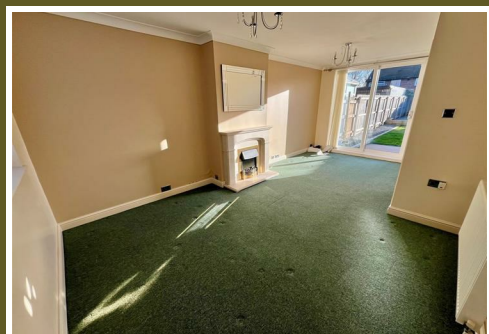




149 Hermes Close, Hull, HU9 4DR

- Two Bedroom Semi Detached House
- Off Road Parking and Driveway
- Entrance Hall with Stairs off
- Kitchen
- Shower Room and Sep WC
- No Forward Chain
- Garage 13'10 x 20'11
- Lounge Diner
- Two Bedrooms
- Rear Garden Area

Offers In The Region Of £110,000



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

149 Hermes Close, Hull, HU9 4DR

Vacant two bedroom semi detached house. Located on the Bilton Grange development this property is ideally suited to the first time or investment buyer. Having the added benefit of a generous size garage 13'10 x 20'11 and off road parking. The accommodation comprises:- Entrance hall, lounge/diner, kitchen, first floor, two bedrooms, shower room and sep WC. Rear garden area. Gas fired central heating system and majority double glazing. Viewing via Leonards.

Location

Located off Staveley Road, the property is located within a short commute of Holderness Road and its respective amenities.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation with under stairs cupboard. Radiator. Access into ground floor rooms off.

Lounge Diner

11'5" x 10'8" + 8'10" x 9'7" (3.483m x 3.272m + 2.706m x 2.929m)

Window to the front elevation and patio door to the rear. Fire surround with electric fire. Two radiators.

Kitchen

8'10" x 9'9" (2.712m x 2.984m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric hob with hood over. Built in fridge and freezer. Space for washing machine. Concealed gas fired central heating boiler. Window to the rear with adjoining rear entrance door. Radiator.

First Floor Landing

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

Bedroom One

15'1" x 9'5" (4.611m x 2.876m)

Two windows to the front elevation. Radiator. Store cupboard.

Bedroom Two

9'5" x 10'11" (2.871m x 3.328m)

Window to the rear elevation. Radiator.

Shower Room

5'8" x 5'6" (1.734m x 1.685m)

Suite of shower cubicle. Wash hand basin. Window to the rear elevation. Towel rail style radiator. Part tiled walls.

Sep WC

Suite of WC. Window to the side elevation. Tiled walls. Radiator.

Outside

Off road parking to the front and side driveway with roller door access to the rear. The rear has a garden area and stoned area.

Garage

13'10" x 20'11" (4.232m x 6.383m)

Up and over access door. Side pedestrian door.

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 A for Council Tax purposes. Local Authority Reference Number 00360010014901. 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

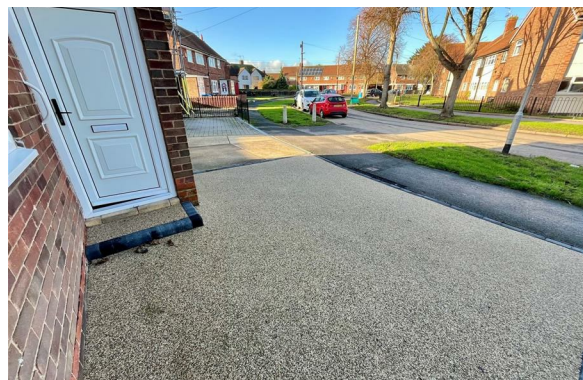
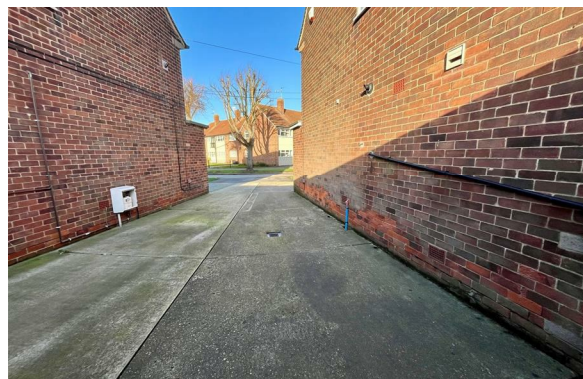
The tenure of this property is Freehold.


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) 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. 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.