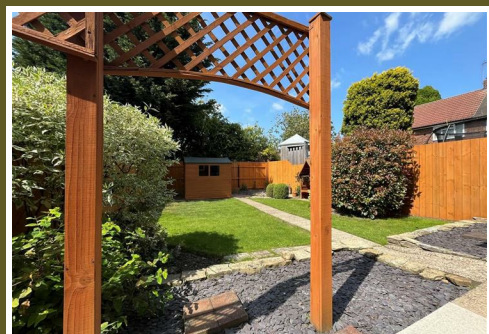




74 Holm Garth Drive, Hull, East Yorkshire, HU8 9DZ

- Well Presented Three Bedroom Semi Detached House
- Accommodation arranged over Three Floors
- Entrance Hall with Stairs off
- Kitchen with Pantry off
- Three Bedrooms
- Viewing Highly Recommended
- Pleasant Gardens to Front and Rear
- Lounge with Dining Area
- Side Lobby with Outhouse Utility
- Bathroom and Sep WC

Offers In The Region Of £145,000



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74 Holm Garth Drive, Hull, East Yorkshire, HU8 9DZ

Nestled in the charming area of Holm Garth Drive, Hull, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. The semi-detached design offers a sense of privacy while still being part of a friendly neighbourhood.

With its appealing layout and potential for personalisation, this home is ready to be transformed into your ideal living space. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal choice for those seeking a balance of tranquillity and convenience.

This property is not just a house; it is a place where memories can be made. If you are looking for a home that combines comfort, space, and a great location, this semi-detached house on Holm Garth Drive is certainly worth considering.

Location

Located off Bellfield Avenue, off Holderness Road. Local amenities are nearby along Holderness Road including the Morrisons supermarket.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Under stairs cupboard.

Lounge Area

11'4" x 12'6" (3.479m x 3.835m)

Window to the front elevation. Fire surround with coal effect gas fire. Open plan access into:

Dining Area

9'6" x 8'4" (2.905m x 2.557m)

Window to the rear elevation. Radiator.

Kitchen

8'3" x 8'0" (2.516m x 2.459m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit with mixer tap. Part tiled walls. Space for electric cooker and fridge. Window to the rear elevation. Wooden effect flooring. Radiator. Pantry off with single glazed internal window. Shelves.

Side Lobby

Front and rear access doors to the outside. Store cupboard off.

Outhouse Utility

6'3" x 8'0" (1.927m x 2.447m)

Window to the rear elevation. Work top space. Plumbing for washing machine.

First Floor Landing

Window to the side elevation. Access to rooms off. Lobby with stairs providing access to the second floor.

Bedroom One

8'6" x 11'5" (2.602m x 3.486m)

Window to the rear elevation. Bed recess. Range of wardrobes having top cupboards over. Boiler cupboard containing the Worcester gas fired central heating boiler. Radiator.

Bedroom Two

10'4" x 9'4" (3.163m x 2.858m)

Window to the front elevation. Radiator.

Bathroom

7'4" x 5'3" (2.250m x 1.604m)

Suite of bath with electric shower over with screen. Wall mounted wash hand basin. Part tiled walls. Radiator. Store cupboard.

Sep WC

Sep WC. Window to the side elevation.

Second Floor



Loft Bedroom Three

18'3" x 9'8" (5.570m x 2.963m)

Loft conversion bedroom with building regulation approval and a having a completion certificate. Roof light window. Additional window to the side elevation. Sloping ceiling profiles. Eves storage. Radiator.

Outside

The property occupies a pleasant position along Holm Garth Drive and enjoys garden areas to the front and rear. The delightful rear garden has defined areas with a useful garden shed/store.

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 00230348007409. 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>

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Tenure

The tenure of this property is Freehold.

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.