



## 2 Ernests Avenue, Holland Street, Hull, East Yorkshire, HU9 2JP

- Vacant Two Bedroom Mid Terrace House
- Ideally Suited To The Investment Buyer
- Dining Area into Kitchen
- Ground Floor Bathroom
- Front and Rear Yard Areas
- Priced To Allow For Improvements
- Entrance into Lounge
- Rear Lobby with Side Entrance Door
- Two First Floor Bedrooms
- Gas Fired Central Heating System and Double Glazing

Offers Over £50,000



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# 2 Ernests Avenue, Holland Street, Hull, East Yorkshire, HU9 2JP

Vacant two bedroom mid terrace house, located off Holland Street close to New Bridge Road. The accommodation comprises: - Entrance into lounge area, dining area with stairs leading off to the first-floor accommodation and open plan access into the kitchen area. Rear lobby and ground floor bathroom. On the first floor can be found the two bedrooms (one of which has wardrobes). Front forecourt and rear yard area. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Located off Holland Street, close to New Bridge Road, the property is within a short commute of Asda supermarket at Mount Pleasant. Local amenities and schooling are nearby.

## Entrance into Lounge

13'5" x 11'2" + bay (4.110m x 3.406m + bay)

Main front entrance door provides access into the property and lounge area. Window to the front elevation. Radiator.



## Dining Area

13'5" x 8'0" (4.108m x 2.449m)

Window to the rear elevation. Stairs lead off to the first floor bedrooms. Radiator. Base unit. Part tiled walls. Open plan access into:



## Kitchen Area

5'7" x 6'10" (1.708m x 2.099m)

Containing a single drainer sink unit. Base and wall cupboards. Work surfaces. Space for appliances. Window to the side elevation. Access into:

## Rear Lobby

Side entrance door.

## Ground Floor Bathroom

5'5" x 4'7" (1.660m x 1.411m)

Suite of bath with shower attachment to the tap. Wash hand basin. WC. Window to the side elevation. Radiator. Tiling to the walls.

## First Floor

### Bedroom One

13'5" to back of wardrobes x 11'2" (4.110m to back of wardrobes x 3.413m)

Window to the front elevation. Wardrobes. Radiator.

### Bedroom Two

10'6" x 7'11" (3.203m x 2.422m)

Window to the rear elevation. Access to roof void. Gas fired central heating boiler. Radiator.

## Outside

Front forecourt and rear yard area.

## Energy Performance Certificate

The current energy rating on the property is C (71).

## 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.

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## **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 00220111000206. 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 procreation 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

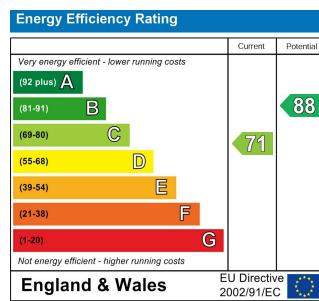
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