



67 Church Road, Wawne, Hull, HU7 5XL

- Vacant Three Bedroom Semi Detached House
- Entrance Hall with Stairs off
- Lobby with Ground Floor Shower Room
- Three First Floor Bedrooms
- Gardens Areas with Driveway to Garage
- Requires Updating and Improvements Throughout
- Front Facing Lounge
- Dining Area with access into Kitchen
- Family Bathroom
- Early Viewing Advised

Offers Over £165,000



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

67 Church Road, Wawne, Hull, HU7 5XL

Vacant three bedroom semi detached house. Offered for sale with No Forward Chain. The property requires a scheme of improvements throughout. The accommodation comprises:- Entrance hall, lounge, lobby, shower room, dining area, kitchen area, first floor landing, three bedrooms and bathroom. Outside, garden areas, driveway and garage. The gardens are overgrown and will be sold as seen. Viewing via Leonards.

Location

Located off Main Street and Glebe Road. Wawne is located within a short commute of the Kingswood retail park which offers a good range of shopping and leisure facilities.

Entrance Hall

Main front entrance door provides access into property. Stairs lead off to the first floor accommodation. Radiator with screen cover.

Lounge

11'9" x 17'9" + 3'9" x 9'6" (3.599m x 5.421m + 1.157m x 2.897m)
Window to the front elevation. Fire surround. Radiator.

Lobby

Under stairs cupboard. Radiator. Window to the side elevation.

Ground Floor Shower Room

6'2" x 5'4" (1.905m x 1.651m)
Requires attention. Suite of shower cubicle. Wash and basin. WC. Window to the rear elevation. Part tiled walls. Radiator.

Dining Area

12'0" x 9'10" (3.659m x 2.999m)
Radiator. Opening into:

Kitchen Area

11'2" x 11'4" (3.427m x 3.464m)
Fitted with a range of base and wall units. Work surfaces with sink unit. Space for appliances. Patio door to the rear elevation. Window to the side elevation.

First Floor Landing

Access to roof void. Window to the side elevation. Airing cupboard.

Bedroom One

10'3" x 12'5" (3.146m x 3.796m)
Window to the front elevation. Radiator.

Bedroom Two

10'4" x 12'10" back of wardrobes (3.151m x 3.928m back of wardrobes)
Window to the rear elevation. Wardrobes. Bed recess.

Bedroom Three

8'1" x 9'3" max (2.473m x 2.838m max)
Window to the front elevation. Boiler cupboard with Ideal central heating boiler (not tested). Cupboard/ wardrobes and drawer units with bed recess. Radiator.

Bathroom

8'1" max x 5'5" max (2.472m max x 1.670m max)
Suite of bath with shower attachment to the taps. Wash hand basin. WC. Window to the rear elevation. Part tiled walls. Radiator.

Outside

Garden areas to the front and rear which are extensively overgrown. The rear garden is inspect due to the condition. Please note the gardens will not be tided by the seller and it will be the new buyers responsibility to clear these areas. There is a side driveway and garage at the rear. The has not been inspected as we have no access.



Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

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.

Agents Note

The property will be sold as seen.

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 WAW015067000. 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 procurement 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

This property has two titles, a Freehold title and a Leasehold title. We have been advised that the property is available to be purchased outright with 100% ownership.


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.

View all our properties at.....

 OnTheMarket.com

LEONARDS
SINCE 1884