



642 Holderness Road, Hull, East Yorkshire, HU9 3EY

LEONARDS

SINCE 1884

- Four Bedroom End Terrace House
- Porch with Entrance Hall with Stairs Off
- Rear Entrance Utility with Cloakroom off
- Gas Fired Central Heating System and Double Glazing

- Well Presented Accommodation
- Lounge Diner with Bay Window and French Doors
- Four First Floor Bedrooms and Bathroom

- Offered For Sale with No Forward Chain
- Well Proportioned Breakfast Kitchen
- Corner Plot Position and Single Garage

Well proportioned FOUR BEDROOM end terrace house. Offered for sale with NO FORWARD CHAIN. This well presented family house is recommended for an early viewing to fully appreciate the space provided. Conveniently located along Holderness Road with East Park and Supermarket nearby. The accommodation comprises:- Recessed entrance porch, entrance hall, lounge diner, breakfast kitchen, rear entrance utility and cloakroom WC. On the first floor can be found the four bedrooms and a bathroom. Corner plot position with single garage. Gas fired central heating system and double glazing. Viewing via Leonards.

Offers In The Region Of £199,950



Location

Located along Holderness Road, the property is well placed for a host of local amenities nearby including East Park, Woodford Leisure Centre, Supermarket and local facilities. A bus service provides access into the city centre where a wider range of shopping, leisure and transport facilities can be found.

Entrance Porch

Recessed front entrance porch with feature tiling. Main front entrance door provides access into the property.

Entrance Hall

Stairs lead off to the first floor accommodation with under stairs cupboard. Wood block style flooring. Decorative ceiling cornice. Cloaks facilities. Radiator.

Lounge Diner

12'7" x 12'3" + bay + 11'7" x 13'11" (3.843m x 3.752m + bay + 3.553m x 4.247m)

Bay window to the front elevation and French doors to the rear. Fire surround with electric fire. Two radiators.

Breakfast Kitchen

10'5" x 11'5" + 10'4" + bay x 13'7" (3.193m x 3.481m + 3.157m + bay x 4.149m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven with gas hob with hood over. Space for appliances. Windows to the side elevation. Wooden effect flooring. Radiator.

Rear Entrance Utility

5'4" x 5'4" (1.635m x 1.635m)

Window to the rear elevation with side entrance door. Work top with space beneath for an appliance. Wall mounted gas fired central heating boiler. Access into:

Cloakroom WC

Suite of WC and wash hand basin. Window to the rear elevation. Radiator.

First Floor Landing

Access to roof void.

Bedroom One

17'4" to back of chimney breast x 12'4" + bay (5.285m to back of chimney breast x 3.775m + bay)

Two windows to the front elevation. Radiator.

Bedroom Two

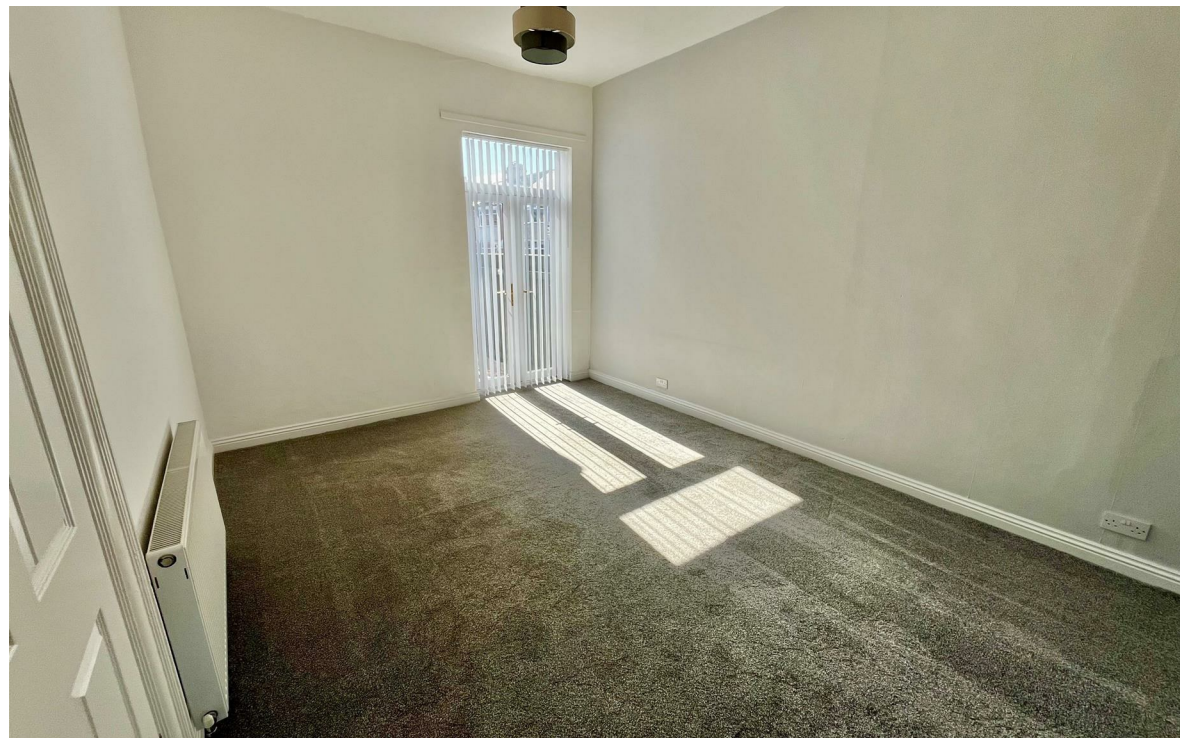
11'8" to back of chimney breast x 13'3" (3.563m to back of chimney breast x 4.061m)

Window to the rear elevation. Radiator. Feature fireplace.

Bedroom Three

10'5" x 8'10" (3.182m x 2.711m)

Window to the rear elevation. Radiator.



Bedroom Four

7'3" x 7'7" (2.226m x 2.316m)

Window to the side elevation. Radiator.

Bathroom

6'2" x 5'0" + 5'2" x 3'0" (1.894m x 1.539m + 1.587m x 0.919m)

Containing a white three piece suite of bath with mains shower over, wash hand basin and WC. Two windows to the side elevation. Part tiled walls. Radiator.

Outside

Corner plot position with Stanhope Avenue. The front stands behind a hedged boundary. The rear has a small garden area.

Garage

10'4" x 16'8" (3.165m x 5.082m)

With and over door. Light, power and side pedestrian door.

Energy Performance Certificate

The current energy rating on the property is D (62).

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 C for Council Tax purposes. Local Authority Reference Number 00230101064205. 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

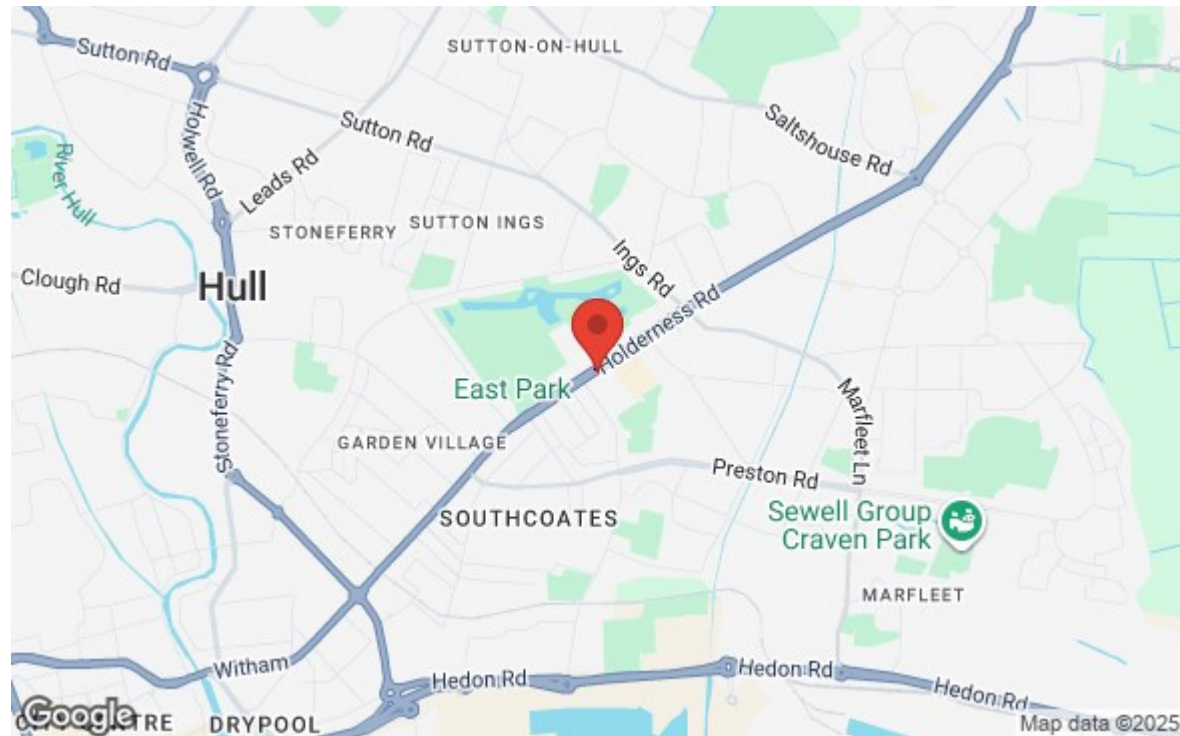
The tenure of this property is Freehold.

Viewings

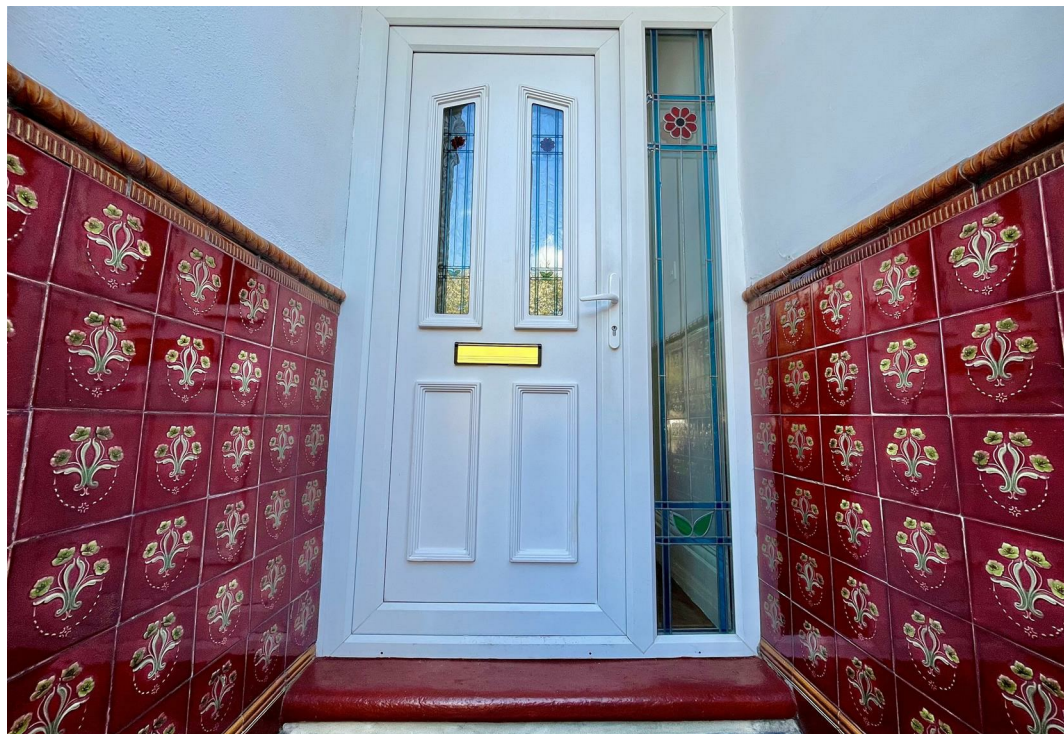
Strictly through the sole agents Leonards 01482 375212/01482 330777

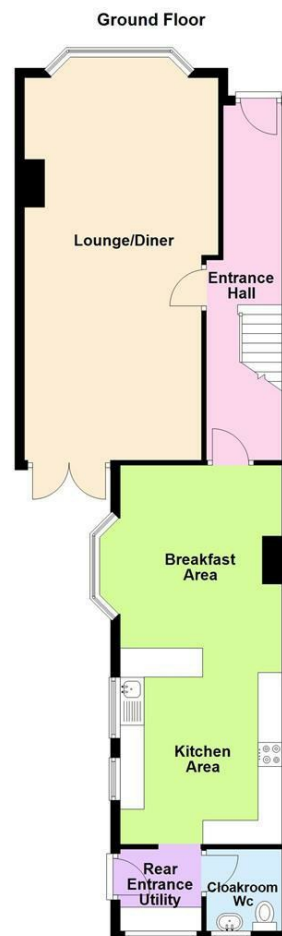
Free Sales Market Appraisal/Valuation

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.









642 Holderness Road, Hull

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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