



## 57 Grandale, Hull, HU7 4BL

- Two/Three Bedroom Semi Detached Chalet House
- Located on Sutton Park
- Ground Floor Cloakroom WC
- Rear Facing Kitchen
- First Floor with Two Bedrooms and Bathroom
- No Forward Chain
- Entrance Hall with Stairs off
- Front Facing Lounge
- Bedroom Three or Dining Room leads into Conservatory
- Garden Areas with Garage

**Offers In The Region Of £145,000**



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# 57 Grandale, Hull, HU7 4BL

Vacant two/three bedroom semi detached chalet style house. Located on the Sutton Park development the property is well placed for local schools and amenities. The accommodation comprises:- Entrance hall with stairs off, cloakroom/WC, front facing lounge, rear facing kitchen, bedroom three or dining room which leads into the conservatory. On the first floor can be found two bedrooms and a bathroom. garden areas to the front and rear with garage at the rear. Part gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Grandale is a residential location off Littondale and Ennerdale, East Hull, in area of Sutton Park which benefits from an array of local amenities which include local shopping facilities, primary school, doctors surgery and Kingswood Retail park just a short drive away. There are road and transport links into the Hull City Centre and surrounding areas.

## Entrance Hall

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

## Cloakroom WC

Suite of WC. Wash hand basin. Tiling to the walls. Window to the side elevation.

## Lounge

16'7" x 10'11" + alcove (5.074m x 3.330m + alcove)

Large picture window to the front elevation. Fire surround. Radiator.

## Kitchen

8'1" x 15'4" (2.478m x 4.682m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Space for appliances. Cupboards, one of which houses the gas fired central heating boiler. Window to the rear elevation. Rear entrance door. Tiled flooring. Tiling to the walls.

## Bedroom Three or Dining Room

8'0" x 8'10" (2.446m x 2.709m)

Patio door to the conservatory. Radiator.

## Conservatory

7'7" x 9'5" (2.326m x 2.877m)

Overlooking the rear garden area. Door to the rear. Tiled flooring.

## First Floor Landing

Cupboards. Access to roof void.

## Bedroom One

8'4" to wardrobes x 11'0" (2.565m to wardrobes x 3.361m)

Window to the front elevation. Wardrobes with cupboards and drawer unit.

## Bedroom Two

9'11" x 8'1" to units (3.040m x 2.473m to units)

Window to the rear elevation. Cupboard/unit. Access into the eves.

## Bathroom

7'9" x 5'8" (2.370m x 1.731m)

Suite of corner bath. Wash hand basin. WC. Window to the side elevation. Tiling to the walls. Panelling to the ceiling.

## Outside

The property has garden areas to the front and rear. Pedestrians access is available to the front. At the rear there is a single garage.



### 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.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number 00280012005707. 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

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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