



59 Weghill Road, Preston, Hull, HU12 8UN

- Two Bedroom Detached Bungalow
- Ready For Updating and Décor
- Lounge and Dining Room
- Two Bedrooms and Shower Room
- Enclosed Rear Garden Area
- Offered For Sale with No Forward Chain
- Generous Parking Area with Access to Single Gargae
- Kitchen with Units
- Front Garden Area
- Viewing Via Leonards

Offers In The Region Of £199,950



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Nestled on Weghill Road in Preston, Hull, this delightful bungalow offers a perfect blend of comfort and convenience. With two reception rooms, this property provides ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The bungalow features two well-proportioned bedrooms. Set in an established neighbourhood, this home benefits from easy access to local amenities, parks, and transport links, making it an excellent choice for those who appreciate both serenity and accessibility. This property presents a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of single-storey living. Whether you are after a project or looking to downsize, this bungalow on Weghill Road is sure to impress.

Location

The property is located on Weghill Road. The village provides a basic but adequate range of local services and facilities, a wider range being available in the nearby Market Town of Hedon, together with a comprehensive range of local services and facilities in the nearby City of Kingston upon Hull.

Entrance Hall

Main side entrance door provides access into the property. Cupboard. Radiator. Access to roof void.

Lounge

10'9" x 21'10" (3.292m x 6.669m)

Double aspect with door to the rear and window to the side elevation. Fire surround. Two radiators.

Dining Area

8'9" x 7'8" (2.681m x 2.337m)

Window to the side elevation. Radiator.

Kitchen

8'8" x 9'10" (2.652m x 3.018m)

Containing a range of base and wall units. Work surfaces with sink unit. Space for appliances. Gas fired central heating boiler (not tested). Window to the side elevation and rear entrance door.

Bedroom One

10'10" to back of wardrobes x 14'0" (3.308m to back of wardrobes x 4.280m)

Window to the front elevation. Wardrobes. Cupboard off. Radiator.

Bedroom Two

8'9" x 9'9" (2.672m x 2.973m)

Window to the front elevation. Radiator.

Shower Room

5'5" x 6'5" (1.654m x 1.973m)

Suite of shower cubicle. Wash hand basin. WC. Towel rail radiator. Tiling to the walls. Window to the side elevation.

Outside

The property has a garden area to the front with driveway providing off road parking and access to the garage and rear garden area. The rear is designed for low maintenance with paving. There is a useful garden shed/store.

Garage

8'2" x 15'8" (2.504m x 4.796m)

With main entrance door. Side window and personal door.

Energy Performance Certificate

The current energy rating on the property is D (67).



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.

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.

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

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 PRE052059000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



Ground Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(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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