



7 Romford Grove, Hull, HU9 5DY

- Two Bedroom Semi Detached House
- Entrance Lobby with Stairs off
- Rear Facing Kitchen
- Two Bedrooms and Bathroom with Shower
- Garden Areas to Front and Rear
- Offered For Sale with No Forward Chain
- Lounge with Study Area off
- First Floor Landing with access to Loft Space
- Second Floor Loft Space
- Early Viewing Advised

Offers Over £100,000



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

7 Romford Grove, Hull, HU9 5DY

Two bedroom semi detached house, offered for sale with No Forward Chain. The accommodation comprises:- Entrance lobby, lounge, study, kitchen, first floor landing, two bedrooms, bathroom with shower. Second floor loft space. Garden areas to the front and rear. Gas fired central heating system and majority double glazing. Viewing via Leonards.

Location

The property is situated on the Greatfield Estate which is within a short driving distance of the Holderness Road shopping area with its variety of local amenities including public transport, local schooling, East Park and the Woodford Leisure Centre.

Entrance Lobby

Stairs off to the first floor accommodation.

Lounge Area

15'2" x 11'10" (4.628m x 3.623m)

Window to the front elevation. Fire surround. Radiator.

Study Area

5'9" x 8'6" (1.764m x 2.593m)

Window to the rear elevation.

Kitchen

12'2" x 8'6" (3.733m x 2.593m)

Containing a range of base and wall units. Work surfaces with sink unit. Space for appliances. Window to the rear elevation. Rear entrance door. Gas fired central heating boiler.

First Floor Landing

Access to loft space.

Bedroom One

9'0" x 11'4" (2.760m x 3.457m)

Window to the front elevation. Radiator.

Bedroom Two

7'10" x 9'4" (2.412m x 2.859m)

Window to the rear elevation. Radiator.

Bathroom

10'4" x 5'7" (3.151m x 1.725m)

Suite of bath. Shower cubicle. Wash hand basin. WC. Window to the rear elevation. Tiling to the walls.

Lobby

Access to loft space.

Loft Space

17'4" x 9'9" (5.294m x 2.987m)

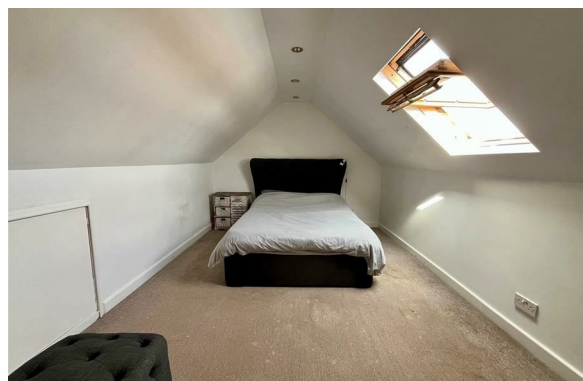
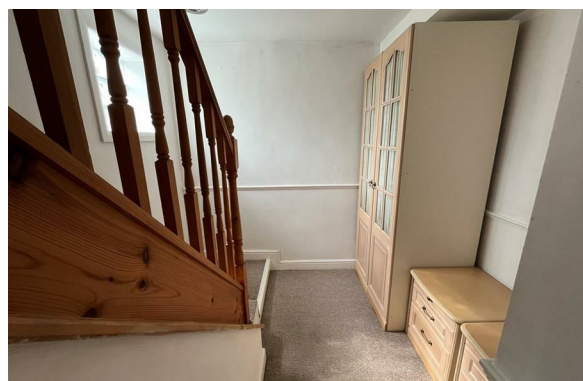
A useable loft space which we have been advised does not have building regulation approval. Roof light window. Access to eaves.

Outside

Garden areas to front and rear.

Energy Performance Certificate

The current energy rating on the property is D (64).



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 A for Council Tax purposes. Local Authority Reference Number 00380027000705. 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.

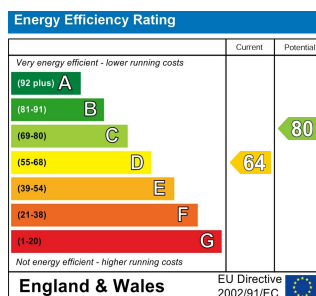
Viewings

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.





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.