



## 3 Overton Avenue, Willerby, Hull, HU10 6AR

- Three Bedroom Mid Terrace House
- Requires Updating and Improvements
- Entrance Hall with Stairs off
- Rear Facing Kitchen
- Bathroom and Sep WC
- Offered For Sale with No Forward Chain
- Located off The Parkway
- Lounge and Dining Areas
- Three Bedrooms
- Garden Areas with Garage (in a block)

**Offers In The Region Of £180,000**



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# 3 Overton Avenue, Willerby, Hull, HU10 6AR

Three bedroom mid terrace house, offered for sale with No Forward Chain. Requiring a scheme of updating and improvements the accommodation comprises:- Entrance hall, lounge and dining areas, kitchen, first floor landing, three bedrooms, bathroom and a sep WC. Garden areas to the front and rear. Garage in a block with shared ten foot access. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Located off The Parkway and Kingston Road. The property is well placed for the local amenities nearby including schools, restaurants and public houses.

## Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Access into rooms off.

## Lounge Area

11'10" x 14'7" (3.632m x 4.454m)

Window to the front elevation. Fire surround with coal effect gas fire. Radiator. Open plan access into:

## Dining Area

8'10" x 9'10" (2.711m x 3.017m)

Window to the rear elevation. Radiator.

## Kitchen

8'10" x 9'5" + door way (2.698m x 2.873m + door way)

Containing a range of base and wall units. Work surfaces with sink unit. Space for appliances. Floor mounted Ideal Mexico gas fired central heating boiler. Rear entrance door with adjoining window.

## First Floor Landing

Access to roof void. Airing cupboard with tank.

## Bedroom One

12'0" x 12'2" max (3.660m x 3.727m max)

Window to the front elevation. Radiator. Cupboard.

## Bedroom Two

11'10" x 11'11" (3.607m x 3.637m)

Window to the rear elevation. Radiator. Cupboard.

## Bedroom Three

7'9" x 7'10" max (2.369m x 2.413m max)

Suite of bath with shower over. Vanity unit with wash hand basin. Tiling to the walls. Window to the rear elevation. Radiator.

## Bathroom

4'9" x 5'4" (1.472m x 1.649m)

Suite of bath with shower over. Vanity unit with wash hand basin. Tiling to the walls. Window to the rear elevation. Radiator.

## Sep WC

Suite of WC. Window to the rear elevation.

## Outside

The property has low maintenance garden areas to the front and rear.

## Garage

8'8" x 16'10" (2.645m x 5.147m)

In a block with ten foot 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.

### 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 B for Council Tax purposes. Local Authority Reference Number WIB268003000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### 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.



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| (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<br>2002/91/EC |  |

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