



## 25 Thirlmere Way, Kingswood, Hull, HU7 3BH

- One Bedroom House - No Forward Chain
- Solar Panels
- Entrance Hall with Stairs off
- First Floor Open Plan Lounge and Kitchen Area
- Yard Area
- Recently Redecorated and New Carpets
- Kingswood Development
- Ground Floor Bedroom and Shower Room
- Decked Area off Lounge
- Gas Central Heating System and Double Glazing

Offers In The Region Of £99,950



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

# 25 Thirlmere Way, Kingswood, Hull, HU7 3BH

One bedroom house, located on the Kingswood development off Gibraltar Way. Offered for sale with No Forward Chain the property has been recently freshened up with internal décor and new carpets. The accommodation comprises:- Entrance hall, bedroom, shower room, first floor, open plan lounge and kitchen areas. Decked area off the lounge. Yard area. Gas fired central heating system (not tested), double glazing and solar panels. Viewing via Leonards.

## Location

Located off Gibraltar Way and Selset Way the property is well placed for access to a host of amenities at the Kingswood Retail Park.

## Entrance Hall

Main entrance door provides access into the property. Stairs lead off to the first floor accommodation. Under stairs cupboard. Radiator. Access into ground floor rooms off.

## Bedroom

11'5" x 9'1" (3.493m x 2.791m)

Window to the front elevation. Radiator. Cupboard.

## Shower Room

5'11" x 6'4" (1.809m x 1.937m)

Suite of shower cubicle. Vanity unit with wash hand basin. WC. Part tiled walls. Tiled floor. Extractor fan.

## First Floor

### Lounge and Kitchen Area

11'5" narrows to 8'5" x 18'9" (3.493m narrows to 2.572m x 5.730m)

An open plan lounge and kitchen with Juliet balcony to the front. Window to the side and door to the decking area. Range of base and wall units with work surfaces and sink unit. Appliances of oven and hob (not tested). Space for under counter appliances. Concealed gas fired central heating boiler (not tested). Radiator in the lounge area.

## Outside

Decked area off the lounge. Yard area.

## Energy Performance Certificate

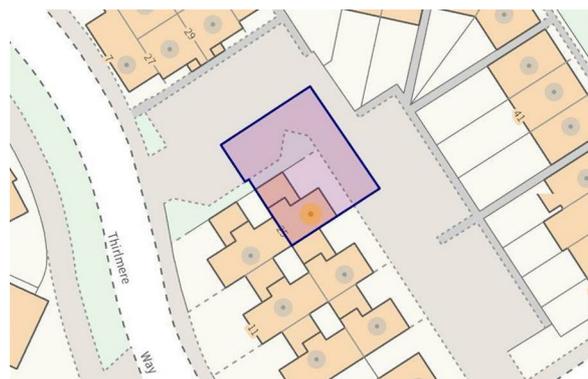
The current energy rating on the property is C (77).

## 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.

## 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.



View all our properties at.....

OnTheMarket.com

**LEONARDS**

SINCE 1884

### **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 00270138002501. 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.

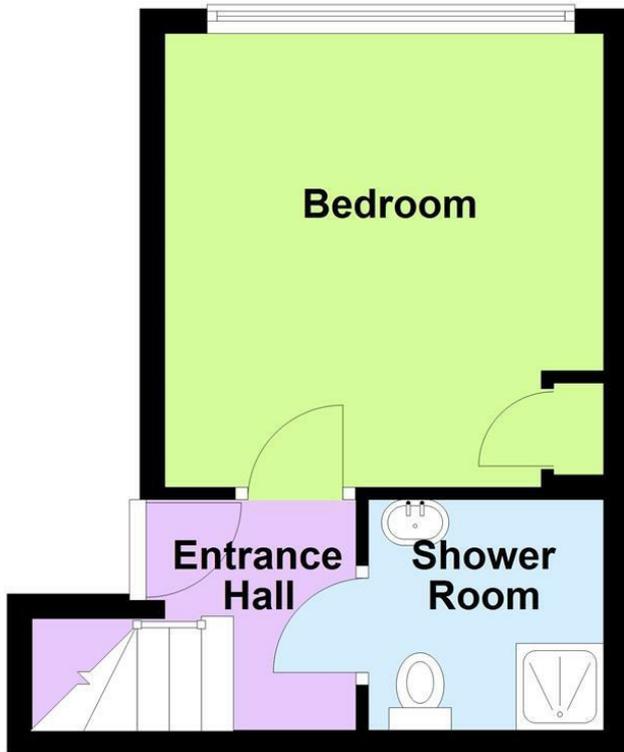
### **Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777

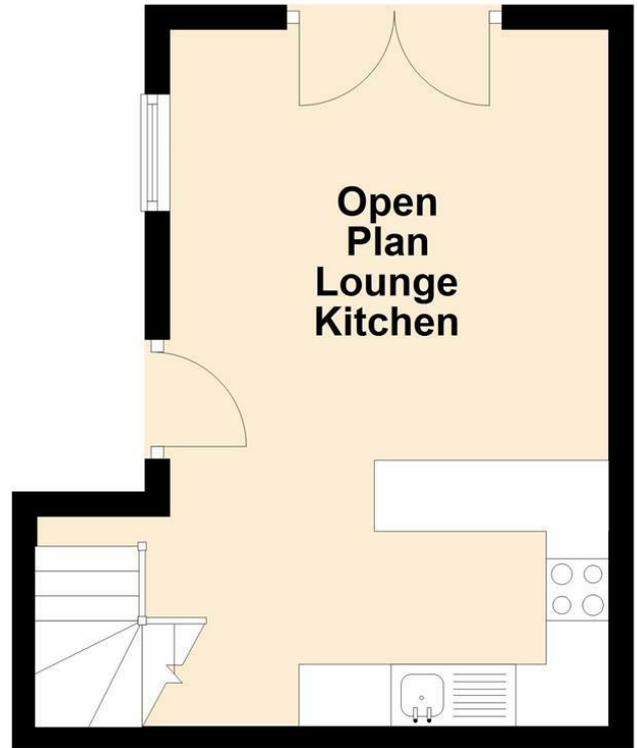
### **Free Sales Market Appraisal/Valuation**

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.

## Ground Floor



## First Floor



## 25 Thirlmere Way, Kingswood

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(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.

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.

View all our properties at....



# LEONARDS

SINCE 1884