



25 Cyprus Street, Hull, HU9 5QX

- Vacant Two Bedroom Mid Terrace House
- Requires Some Updating
- Dining Area with Stairs off
- Ground Floor Bathroom
- Located off Hedon Road
- Ideal Investment Property
- Entrance into Lounge
- Kitchen with Rear Lobby
- Two Bedrooms

Offers In The Region Of £45,000



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Two bedroom vacant mid terrace house, located off Hedon Road. The accommodation is arranged on two floors and comprises:- Entrance into lounge, dining area, kitchen, rear lobby, two first floor with two bedrooms. Small front forecourt and rear yard area. Gas fired central heating system (not tested) and part double glazing. Viewing via Leonards.

Location

Located off Hedon Road, the property is well placed for access to the industrial facilities nearby.

Entrance into Lounge

10'10" x 14'9" into bay (3.327m x 4.499m into bay)

Main front entrance door provides access into the property. Window to the front elevation, radiator and fire surround (fire not connected and working).

Dining Area

10'10" x 8'11" (3.317m x 2.730m)

Stairs lead off to the first floor accommodation. Radiator. Access into:

Kitchen

6'3" x 8'10" (1.918m x 2.717m)

Containing base and wall units, work surfaces with sink unit. Space for appliances. Window to the side elevation.

Rear Lobby

Side entrance door, radiator. Access into:

Ground Floor Bathroom

6'3" x 7'0" (1.916m x 2.146m)

Suite of bath, basin and WC. Window to the side elevation and radiator.

First Floor Landing

Small single glazed window to the rear elevation.

Bedroom One

10'10" to back of cb x 13'2" into bay (3.326m to back of cb x 4.038m into bay)

Window to the front elevation and radiator.

Bedroom Two

8'1" x 10'6" (2.464m x 3.219m)

Window to the rear elevation, radiator and boiler cupboard housing the gas fired central heating boiler (not tested).

Outside

Small front forecourt and small rear yard area.

Energy Performance Certificate

The current energy rating on the property is D (61).

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 0024004500250A. 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

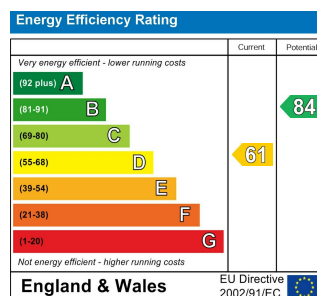
Strictly through the sole agents Leonards 01482 375212/01482 330777

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.



25 Cyprus Street, Hull



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