



## 78 Hollym Road, Withernsea, HU19 2PJ

- Vacant Three Bedroom Semi Detached Bungalow
- Offered For Sale with No Forward Chain
- Lounge and Dining Area with Conservatory off
- Three Bedrooms and Shower Room
- Garage (requires attention/replacement)
- Requires Improvements and Updating Throughout
- Entrance Hall with Rooms off
- Rear Facing Kitchen
- Garden Areas with Parking/Driveway
- Viewing Via Leonards

**Offers In The Region Of £140,000**



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)

# 78 Hollym Road, Withernsea, HU19 2PJ

Vacant three bedroom semi detached bungalow, offered for sale with No Forward Chain. Requires a scheme of improvements and updating throughout. The accommodation comprises:- Entrance hall, lounge area, dining area, conservatory, kitchen, three bedrooms and a shower room. Garden areas to front and rear. Garage (in need of attention/replacement). Gas fired central heating system (not tested) and double glazing. Viewing via Leonards.

## Location

The property is located along Hollym Road, in Withernsea which is a seaside town located approx. 19 miles to the east of Hull City Centre. There is a range of local facilities, including the local landmark the white inland lighthouse. The wide promenade reaches north and south from the Pier Towers.

## Entrance Hall

Main front entrance door provides access into the property. Radiator.

## Lounge Area

10'10" x 12'6" +bay (3.313m x 3.820m +bay)

Window to the front elevation. Fire surround. Radiator. Open plan into:

## Dining Area

14'10" x 10'11" extends to 13'0" (4.522m x 3.347m extends to 3.978m)

Fire surround. Radiator. Access into:

## Conservatory

8'3" x 12'9" (2.520m x 3.893m)

Requires attention. Radiator. Doors to the rear garden.

## Kitchen

6'10" x 14'1" (2.091m x 4.313m)

Fitted with a range of base and wall units. Work surfaces with sink unit. Oven and hob (both not tested). Space for appliances. Wall mounted gas fired central heating boiler (not tested). Windows to the side and rear elevation. Side entrance door. Radiator. Tiling to the walls and floor.

## Bedroom One

10'2" x 12'6" + bay (3.120m x 3.821m + bay)

Window to the front elevation. Radiator.

## Bedroom Two

10'3" x 11'0" (3.126m x 3.354m )

Window to the rear elevation. Radiator,

## Bedroom Three

5'11" x 9'5" (1.816m x 2.875m)

Window to the front elevation. Radiator.

## Shower Room

5'10" x 7'9" (1.793m x 2.363m)

Suite of shower. Vanity unit with basin. WC. Window to the rear elevation. Tiling to walls. Towel rail type radiator. Window to the rear elevation.

## Garage

14'6" x 20'0" (4.436m x 6.120m )

Requires attention/replacement. Front access doors.

## Outside

The property has garden areas to the front and rear. Off road parking/driveway 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.

### 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 HOM032151090. 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>

### Agents Note

Please take care when viewing the garden areas and garage of this property. There is a small uncovered pond at the rear. The decking area requires removal and the garage has noticeable cracks which indicate the stability of the building is poor.

### Agents Note Address

The property is known at the land registry as 78 Hollym Road, Withernsea, HU19 2PJ. It is however known on the council tax banding website as Rhiannon 78 Withernsea Road, Hollym. Withernsea, HU19 2PJ.

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 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.

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