



67 Woodheys Park, Kingswood, Hull, HU7 3AN

- One Bedroom Coach House Style Apartment
- Ideal First Time or Investment Purchase - No Forward Chain
- Kingswood Development close to Amenities
- Entrance with Stairs to First Floor
- Bedroom and separate Bathroom
- Recently Repainted and New Carpets
- Early Viewing Advised
- Parking Space and Garage
- Open Plan Lounge with Kitchen Area off
- Gas Central Heating System and Double Glazing

Offers In The Region Of £85,000



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

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Well presented one bedroom coach house style apartment. The property has been recently internally repainted to include the front door and has new carpets. Located on the Kingswood development the property is well placed for a host of local amenities. Offered for sale with No Forward Chain the accommodation comprises:- Entrance hall with stairs to the first floor. Open plan lounge with kitchen area. Bedroom with wardrobe and dressing table. Bathroom with three piece suite. Allocated car parking space with access to the single garage. Gas fired central heating system and double glazing. Ideal first time or investment purchase. Viewing via Leonards.

Location

Conveniently located within the popular Kingswood development, the property is well placed for a host of amenities including an Asda superstore, Boots, cinema, David Lloyd leisure centre and additional retail and leisure facilities.

Entrance

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

First Floor

Window to the rear elevation. Open plan access into:

Open Plan Lounge and Kitchen

Lounge Area

11'4" x 17'0" (3.458m x 5.191m)

Windows to the front and rear elevations. Two radiators. Access to roof void.

Kitchen Area

9'1" x 8'8" (2.791m x 2.655m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of electric oven with gas hob over. Freestanding appliances of washing machine, fridge and freezer. Boiler cupboard. Window to the front elevation.

Bedroom

11'1" x 10'2" (back of wardrobes) (3.397m x 3.112m (back of wardrobes))

Window to the front elevation. Radiator. Wardrobes and dressing table.

Bathroom

6'9" x 6'5" (2.068m x 1.960m)

Suite of bath with shower over, wash hand basin and WC. Window to the side elevation. Part tiled walls. Towel rail radiator.

Outside

Single parking space with access to:

Garage

8'6" extends to 9'9" x 17'1" max (2.601m extends to 2.984m x 5.217m max)

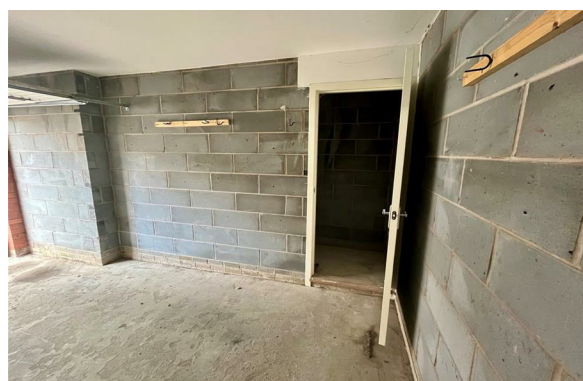
With up and over door. Useful under stairs cupboard/recess area off.

Energy Performance Certificate

The current energy rating on the property is C (72).

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 00270124006701. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



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 Leasehold on a 155 year lease from 1st January 2007. We have been advised by the seller that the current annual ground rent is £187.55 with a current quarterly service charge of £240.06, It is recommended that these charges be confirmed by the conveyancing solicitors.

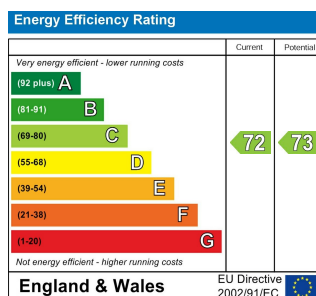
Viewings

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.





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