

# LEONARDS

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Estate Agents  
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Land & Rural Consultants



## 73 Amethyst Road, Hull, HU9 4JG

- Three Bedroom End Terrace House
- Requires Some Updating and Improvements
- Entrance Hall with Stairs off
- Kitchen and Outhouse with WC
- Bathroom and Sep WC
- Offered For Sale with No Forward Chain
- Off Road Parking and Rear Garden Area
- Lounge and Dining Room
- Three First Floor Bedrooms
- Second Floor Loft Space

**Offers In Excess Of £115,000**



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# 73 Amethyst Road, Hull, HU9 4JG

Three bedroom plus loft area end terrace house. Offered for sale with No Forward Chain. An early viewing is recommended to fully appreciate the space and potential provided. Now ready for a scheme of updating and improvements the accommodation comprises:- Entrance hall, lounge, dining room, kitchen, side lobby, outhouse WC, first floor, three bedrooms and loft space (access off bedroom three). Off road parking and rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Located off Hopwell Road and Barham Road the property is well placed for local schooling. A wide range of shopping is available along Holderness Road which is within a short commute.

## Entrance Hall

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

## Lounge

11'10" x 13'9" (3.619m x 4.211m)

Window to the front elevation. Fire surround with electric fire. Radiator.

## Dining Room

11'10" x 8'2" (3.625m x 2.491m)

Window to the rear elevation. Radiator.

## Kitchen

8'3" x 11'7" includes pantry (2.527m x 3.531m includes pantry)

Containing base and wall units. Work surfaces with sink unit. Space for appliances. Window to the rear elevation. Radiator. Pantry cupboard.

## Side Lobby

Access doors to the front and rear.

## Outhouse WC

7'11" x 13'6" average sizes (2.431m x 4.117m average sizes)

Window to the rear elevation. Plumbing for washing machine. WC off with hi flush suite.

## First Floor Landing

Window to the side elevation. Access to all rooms off.

## Bedroom One

10'6" x 12'9" (3.218m x 3.910m)

Window to the front elevation. Radiator.

## Bedroom Two

10'10" x 9'3" (3.316m x 2.842m)

Window to the rear elevation. Radiator. Boiler cupboard with gas fired central heating boiler.

## Bedroom Three

6'6" x 8'5" (2.005m x 2.581m)

Window to the front elevation. Radiator. Stairs off to the loft space.

## Bathroom

7'3" x 5'8" (2.233m x 1.744m)

Suite of bath with mains shower attachment to the taps, shower over and screen. Vanity unit with basin. Store cupboard. Tiling to the walls. Extractor fan. Radiator.

## Sep WC

Suite of WC. Part tiled walls. Window to the side elevation.

## Second Floor

## Loft Space

20'5" x 10'1" (6.224m x 3.091m)

Roof light windows to the rear, Access to eaves.



### Outside

There is off road parking to the front for several cars. The rear garden has grassed and paved areas with greenhouse and useful garden stores.

### Energy Performance Certificate

The current energy rating on the property is pending.

### 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.

### 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 0036002700730B. 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 procuration 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.





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. 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.