



## 42 Eastfield Road, Hull, East Yorkshire, HU4 6DX

- Two Bedroom Mid Terrace House
- Ideal First Time or Investment Property
- Entrance with Stairs off
- Dining Room with Cloakroom WC off
- Two Bedrooms and Bathroom
- Offered For Sale with No Forward Chain
- Located off Anlaby Road and Belgrave Drive
- Front Facing Lounge
- Kitchen with Units, Oven & Hob
- Off Road Parking and Detached Rear Garage

**Offers In The Region Of £134,950**



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# 42 Eastfield Road, Hull, East Yorkshire, HU4 6DX

Two bedroom mid terrace house, offered for sale with No Forward Chain. Ideally suited to the first time or investment buyer. Having a detached garage at the rear 14'1 x 18'11 plus off road parking to the front. The accommodation comprises:- Entrance with stairs off, lounge, dining room, cloakroom WC, kitchen, two first floor bedrooms and bathroom. Garden area to the rear. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Located off Anlaby Road and Belgrave Drive the property is within a short commute of local amenities.

## Entrance

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

## Lounge

10'10" + recess x 14'6" (3.309m + recess x 4.420m)

Window to the front elevation. Wall mounted feature fire. Radiator. Wooden effect flooring.

## Dining Room

11'2" x 7'11" (3.415m x 2.418m)

Window to the rear elevation. Radiator. Wooden effect flooring.

## Cloakroom WC

Suite of WC. Window to the rear elevation. Radiator. Wooden effect flooring.

## Kitchen

7'1" x 10'11" (2.160m x 3.330m)

Fitted with a modern range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Appliances of electric oven with gas hob and hood over. Space for freestanding appliances. Window to the side elevation and rear entrance door.

## First Floor Landing

Access to rooms off.

## Bedroom One

12'8" x 12'0" (3.885m x 3.663m)

Window to the front elevation. Range of wardrobes/cupboards. Radiator.

## Bedroom Two

10'10" x 10'6" (3.310m x 3.213m)

Window to the rear elevation. Wall mounted gas fired central heating boiler. Radiator.

## Bathroom

6'0" x 7'2" (1.836m x 2.191m)

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

## Outside

There is off road parking available to the front and an enclosed garden area to the rear which has a passage way access. The rear has a paved and grassed area.

## Garage

14'1" x 18'11" (4.311m x 5.767m)

With front access door, rear pedestrian door. Light and power. The garage is accessed from the rear ten foot.

## 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 00030205004206. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



## Energy Performance Certificate

The current energy rating on the property is D (67).

## 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.

## 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.

## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

## Tenure

The tenure of this property is Freehold.

## 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.

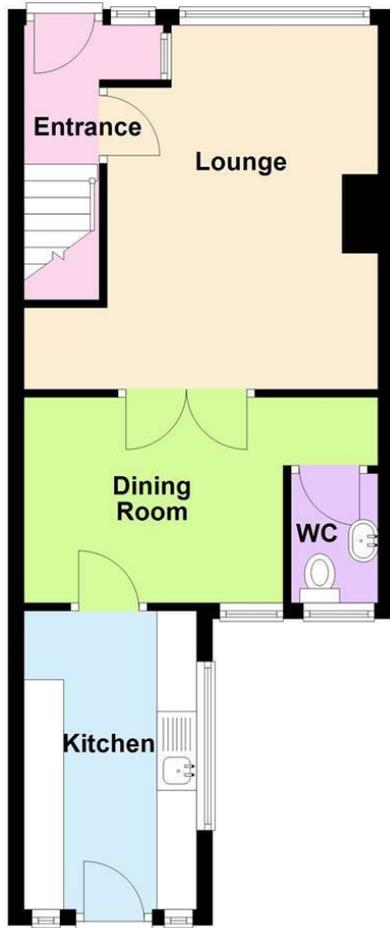
For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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.



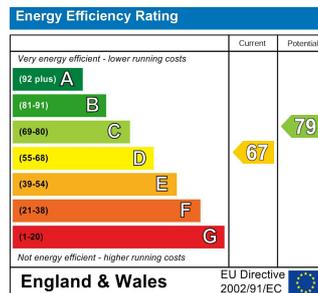
### Ground Floor



### First Floor



### 42 Eastfield Road, Hull



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