



11 Evergreen Drive, Hull, East Yorkshire, HU6 7YD

- Well Presented Two Bedroom Semi Detached Bungalow
- Located off Beverley Road (A1079)
- Gas Fired Central Heating System and Double Glazing
- Front Facing Lounge Diner and Kitchen
- Early Viewing Recommended
- Offered For Sale with No Forward Chain
- Garden Areas with Off Road Parking
- Two Bedrooms
- Shower Room

Offers In The Region Of £142,500



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Two bedroom semi detached bungalow, offered for sale with No Forward Chain. The well presented accommodation comprises:- Entrance hall, lounge diner, kitchen, two bedrooms and a shower room. On the outside there are garden areas to the front and rear with a side driveway. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Beverley Road, the property is located towards the outskirts of the city. Local amenities are nearby with a Tesco supermarket along Hall Road and the Kingswood Retail Park within a short travelling distance.

Entrance Hall

Main side entrance door provides access into the property. Access doors to all rooms off. Store cupboard. Radiator. Access to roof void with some boarding and the gas central; heating boiler.

Lounge Diner

11'0" x 16'5" (3.372m x 5.010m)

Window to the front elevation, radiator and wooden effect flooring.

Kitchen

6'7" x 8'6" (2.010m x 2.615m)

Fitted with a range of base and wall units with contrasting work surfaces over. Single drainer sink unit with mixer tap. Appliances of electric oven with hob. Space for washing machine and upright fridge/freezer. Window to the front elevation, radiator and tiled effect flooring.

Bedroom One

10'1" x 12'6" max sizes (3.095m x 3.819m max sizes)

Window to the rear elevation and radiator.

Bedroom Two

7'6" x 9'4" (2.300m x 2.864m)

Window to the rear elevation and radiator.

Shower Room

6'6" x 5'5" (1.985m x 1.655m)

Suite of shower cubicle with main shower, wash hand basin and WC. Window to the side elevation. Towel rail radiator. Tiling to the walls.

Outside

The property occupies a pleasant garden plot position and has lawned areas to the front and rear. To the side there is off road parking and gated pedestrian access to the rear. At the rear there is useful garden store and shed.

Energy Performance Certificate

The current energy rating on the property is C (73).

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 B for Council Tax purposes. Local Authority Reference Number 00180550001105. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



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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

This property is being sold subject to probate.

Tenure

The tenure of this property is Freehold.

Viewings

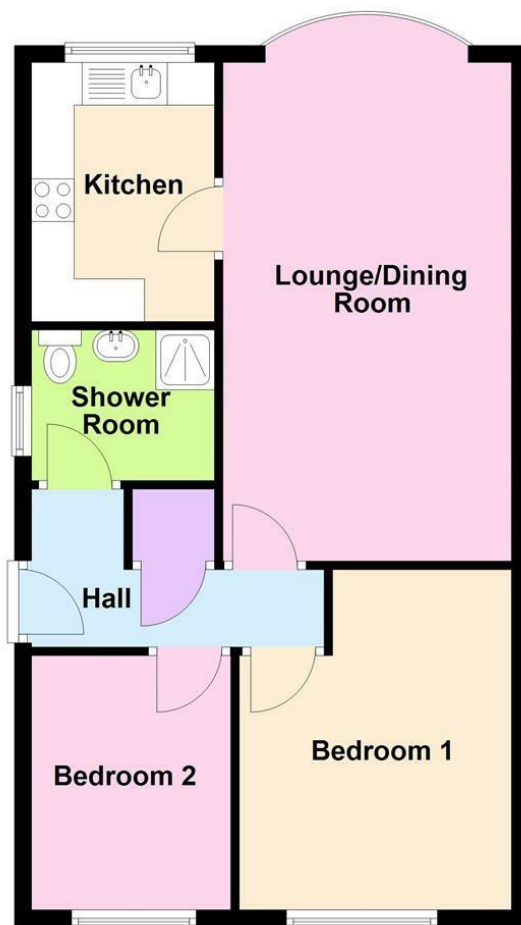
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

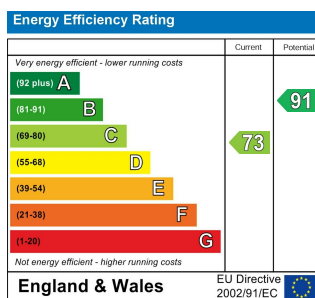
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Ground Floor



11 Evergreen Drive, Hull



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