



7 Ryedale Grove, Hull, HU9 3UZ

- Two Bedroom Plus Study Area End Terrace House
- Requires Updating and Improvements Throughout
- Lounge and Dining Area
- Two First Floor Bedrooms
- Bathroom and Sep WC
- Offered For Sale with No Forward Chain
- Entrance Hall with Stairs off
- Kitchen with Side Lobby with Outhouse
- Study Area with Access to Loft Space
- Front Off Road Parking and Rear Garden Area

Offers In The Region Of £99,950



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7 Ryedale Grove, Hull, HU9 3UZ

Two bedroom end terrace house, offered for sale with No Forward Chain. Located off Bilsdale Grove the property requires a scheme of updating and improvements throughout. The accommodation comprises:- Entrance hall, lounge and dining area, kitchen, side lobby and outhouse. On the first floor can be found the two bedrooms, bathroom and sep WC. There is also a study area with stairs off provides access to the loft space. Off road parking to the front and rear garden area. Gas fired central heating system and majority double glazing. Viewing via Leonards.

Location

Located off Bilsdale Grove which in turn lies off Southcoates Lane which is conveniently located for local shops, schools and public transportation and a short distance from Holderness Road shopping facilities. Leisure facilities are available at Hull East Park and Woodford Leisure Centre.

Entrance Hall

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

Lounge Area

13'0" x 11'10" (3.978m x 3.631m)

Window to the front elevation. Fire surround (fire not in use/connected). Radiator.

Dining Area

10'3" x 10'0" (3.149m x 3.068m)

Window to the rear elevation. Radiator.

Kitchen

9'1" x 10'0" (2.783m x 3.049m)

Containing a range of base and wall units. Space for appliances. Window to the rear elevation.

Side Lobby

Front and rear entrance doors.

Outhouse

6'0" x 10'11" (1.837m x 3.346m)

Window to the rear elevation.

First Floor Landing

Access to rooms off.

Bedroom One

8'9" to wardrobes x 11'10" (2.688m to wardrobes x 3.625m)

Window to the front elevation. Wardrobes. Radiator.

Bedroom Two

8'8" to wardrobes x 10'0" (2.648m to wardrobes x 3.071m)

Window to the rear elevation. Wardrobes with central heating boiler and cylinder. Radiator.

Study Area

9'1" x 8'8" (2.774m x 2.657m)

Windows to the front and side elevations. Stairs to the loft space. Radiator. Cupboard.

Loft Space

19'10" x 10'6" (6.060m x 3.223m)

Roof light window. Eaves storage.

Bathroom

7'7" x 6'9" (2.335m x 2.078m)

Suite of bath with shower over with screen. Wash hand basin. Window to the side elevation. Radiator.

Sep WC

Suite of WC. Window to the side elevation.



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Outside

Off road parking to the front. Rear garden area which is laid mainly to lawn.

Energy Performance Certificate

The current energy rating on the property is D (65).

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 0035007000070B. 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>

Tenure

The tenure of this property is Freehold.

Viewings

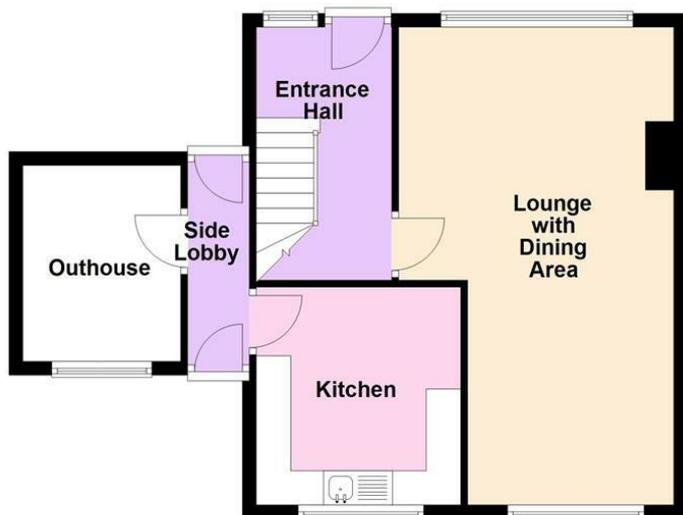
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

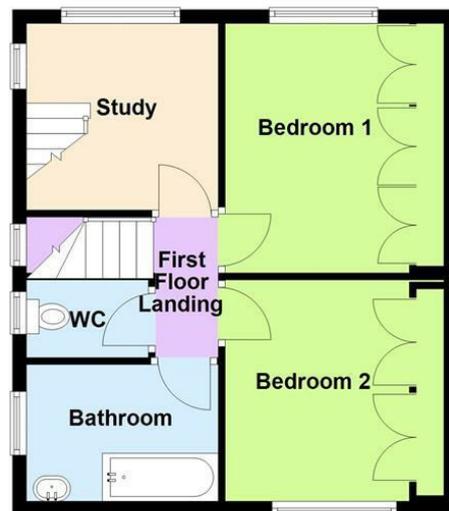
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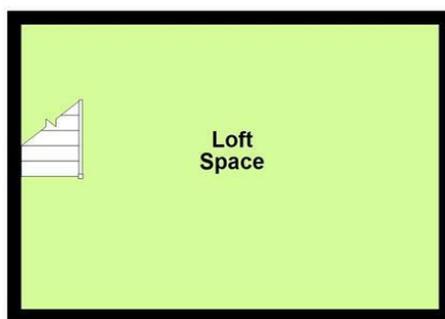
Ground Floor



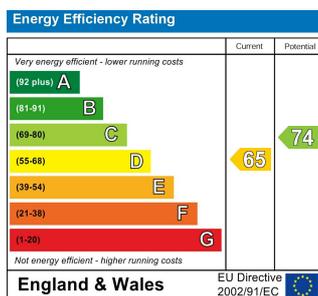
First Floor



Second Floor



7 Ryedale Grove, Hull



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