



## 6 Wormley Court, Riccall Close, Hull, HU6 8BQ

- Tenanted Investment
- Three Storey Three Bedroom End Terrace House
- Entrance with Stairs off
- Two First Floor Bedrooms and Bathroom
- Garden Areas
- Tenancy From May 2015
- Surrounded By Similar Dwellings
- Lounge with access to Kitchen and GF WC
- Further Second Floor Bedroom

**Offers In The Region Of £120,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)



# 6 Wormley Court, Riccall Close, Hull, HU6 8BQ

Tenanted investment, three storey three bedroom end terrace town house. Located off Riccall Close and Ellerburn Avenue. Occupied by the current tenant since May 2015. Recommended for viewing to fully appreciate the space provided. Entrance with stairs off. Front facing lounge and rear facing kitchen with GF WC off. On the first floor can be found two bedrooms and a bathroom. To the second floor is a further master bedroom. Garden areas to front and rear. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Located off Riccall Close and Ellerburn Avenue the property is well placed for local amenities. Newland Avenue and the university are within a short commute.

## Entrance

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

## Lounge

10'6" x 10'11" (3.220m x 3.331m)

Window to the front elevation. Radiator.

## Kitchen

10'6" x 10'5" (3.221m x 3.177m)

Containing a range of base and wall units. Work surfaces with sink unit. Appliances of oven and hob. Space for appliances. Gas fired central heating boiler. Radiator. Window to the rear elevation with rear entrance door.

## GF WC

Suite of WC and separate wash hand basin. Window to the rear elevation.

## First Floor Landing

Stairs leading off to the second floor. Radiator.

## Bedroom Two

7'7" x 10'11" (2.316m x 3.330m)

Window to the front elevation. Radiator.

## Bedroom Three

7'0" x 10'5" (2.141m x 3.176m)

Window to the rear elevation. Radiator.

## Bathroom

6'4" x 5'7" (1.950m x 1.706m)

Suite of bath with shower attachment to the taps. Wash hand basin and separate WC. Window to the rear elevation.

## Second Floor

### Bedroom One

10'6" x 12'8" + alcove (3.220m x 3.862m + alcove)

Window to the front elevation. Radiator.

## Outside

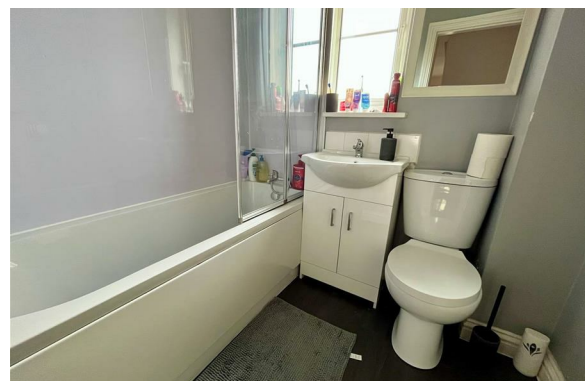
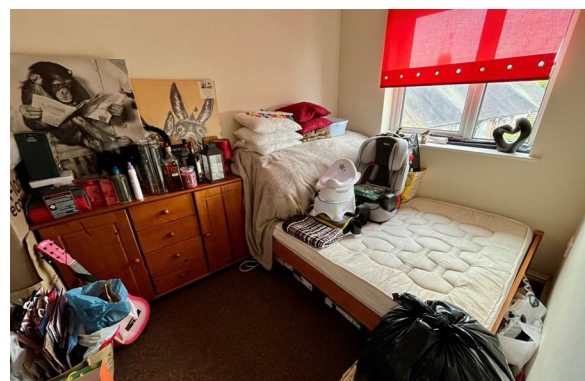
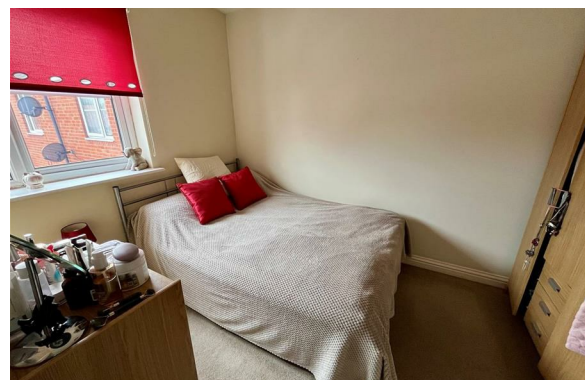
Front and rear garden areas.

## 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.

## Energy Performance Certificate

The current energy rating on the property is D (74).



### 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 00060399000601. 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.

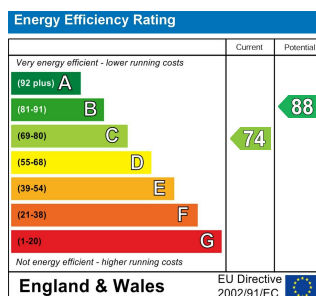
### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

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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