

LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants



383 Willerby Road, Hull, East Yorkshire, HU5 5HY

- Three Bedroom End Terrace House
- No Forward Chain
- Entrance Porch into Hallway
- Breakfast Kitchen
- Garden Areas with Garage
- Requires Some Cosmetic Improvements
- Main Road Location
- Lounge Diner
- Three Bedrooms and Bathroom
- Early Viewing Recommended

Offers In The Region Of £170,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

383 Willerby Road, Hull, East Yorkshire, HU5 5HY

Three bedroom end terrace house, occupying a main road position. Offered for sale with No Forward Chain. The property would benefit from some cosmetic improvements and comprises:- Entrance porch, hallway, lounge diner, breakfast kitchen, three first floor bedrooms and a family bathroom. Small front forecourt and rear garden area with garage. Gas fired central heating system and house double glazing to the external entrance doors and windows. Viewing via Leonards.

Location

Situated close to the amenities of Willerby, including schools, restaurants and public houses.

Entrance Porch

Entrance door provides access into the porch. Inner single glazed door leads into:

Hallway

Stairs lead off to the first floor accommodation with under stairs cupboard. Radiator and access to ground floor rooms off.

Lounge Diner

11'10" x 14'7" + 10'9" x 13'11" (3.612m x 4.459m + 3.296m x 4.247m)

Window to the front elevation and door to the rear, fire surround with coal effect gas fire (not tested) and two radiators.

Breakfast Kitchen

6'5" extends to 7'4" x 19'2" (1.975m extends to 2.246m x 5.847m)

Fitted with a range of base and wall units, work surfaces incorporate the single drainer sink unit with mixer tap. Appliances of electric oven with gas hob and hood over. Space for appliances, windows to the side and rear elevations with side entrance door. Two radiators.

First Floor Landing

Window to the side elevation, store cupboard and access to all rooms off.

Bedroom One

9'0" to wardrobes x 14'6" into bay (2.764m to wardrobes x 4.425m into bay)

Window to the front elevation, radiator, wardrobes with drawers. Bed head unit and drawers.

Bedroom Two

9'2" to wardrobes x 10'11" (2.807m to wardrobes x 3.342m)

Window to the rear elevation, radiator and wardrobes with top cupboards over the bed recess.

Bedroom Three

6'4" x 7'9" (1.952m x 2.379m)

Window to the front elevation, radiator and wall mounted gas fired central heating boiler (not tested).

Bathroom

6'4" x 5'10" (1.950m x 1.796m)

Suite of bath with shower attachment to the taps, wash hand basin and WC. Part tiled walls, window to the rear elevation and access to roof void.

Outside

There is a small front forecourt with pedestrian access to the front door. A shared ten foot access leads to the rear of the properties and provides access to the garage at the rear. The rear garden is enclosed and has paving, grassed area and garden shed.

Garage

16'9" x 24'1" (5.115m x 7.357m)

With two up and over doors, light, power, single glazed window and rear personal access door.

Energy Performance Certificate

The current energy rating on the property is D (64).



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 00030300038301. 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. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

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.

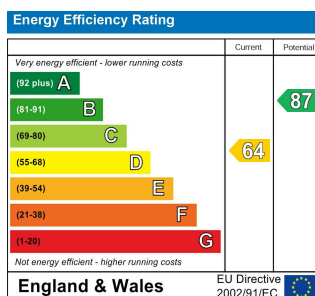




Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

383 Willerby Road, Hull



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.

View all our properties at....

OnTheMarket.com

LEONARDS
SINCE 1884