



## 3 Uxbridge Grove, Hull, East Yorkshire, HU9 5BU

- Three Bedroom Mid Terrace House
- New Fitted Kitchen
- Offered For Sale with No Forward Chain
- Front Facing Lounge into Kitchen
- Three Bedrooms with Bathroom and Sep WC
- Freshened Up Décor
- New Carpets and Floor Coverings
- Entrance with Stairs off
- On Built Rear Conservatory
- Garden Areas to Front and Rear

Offers In The Region Of £99,950



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# 3 Uxbridge Grove, Hull, East Yorkshire, HU9 5BU

Three bedroom mid terrace house, offered for sale with No Forward Chain. The accommodation has been freshened up with décor, carpets and a new fitted kitchen. The accommodation comprises:- Entrance with stairs off, lounge, kitchen, conservatory, first floor landing, three bedrooms, bathroom and sep WC. Front and rear garden areas. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

The property is situated on the Greatfield Estate which is within a short driving distance of the Holderness Road shopping area with its variety of local amenities including public transport, local schooling, park with boating area and play facilities and the Woodford Leisure Centre.

## Entrance Lobby

Main replacement front door provides access into the property. Radiator. Stairs lead off to the first floor accommodation.

## Lounge

11'6" x 14'10" (3.526m x 4.543m)

Window to the front elevation. Fire surround. Radiator. Under stairs cupboard.

## Kitchen

14'11" x 8'1" (4.552m x 2.487m)

Fitted with a new range of base and wall units. Contrasting work surfaces with single drainer sink unit. Fitted appliances of oven, hob and hood. Space for free standing appliances. Radiator. Open access into:

## Conservatory

8'8" x 12'8" (2.642m x 3.872m)

Overlooking the rear garden with access to the rear.

## First Floor Landing

Access to rooms off. Loft ladder access to boarded out loft space.

## Loft Space

17'0" x 10'8" (5.194m x 3.274m)

Boarded out loft space. Roof light window. Eves storage.

## Bedroom One

9'8" x 14'4" (2.966m x 4.369m)

Window to the front elevation. Radiator. Cupboard.

## Bedroom Two

8'8" x 8'11" (2.661m x 2.735m)

Window to the rear elevation. Radiator. Gas fired central heating boiler in cupboard.

## Bedroom Three

6'11" x 9'11" (2.126m x 3.023m)

Window to the front elevation. Radiator.

## Bathroom

4'11" x 5'6" (1.501m x 1.679m)

Suite of bath and basin. Electric shower over bath. Window to the rear elevation. Radiator. Part tiled walls.

## Sep WC

Suite of WC. Window to the rear elevation.

## Outside

Front garden area behind a hedged boundary. Passage access to the rear. To the rear there is a decked area. Garden area. Outhouse.

## Energy Performance Certificate

The current energy rating on the property is D (66).



### 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 00380051000303. 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

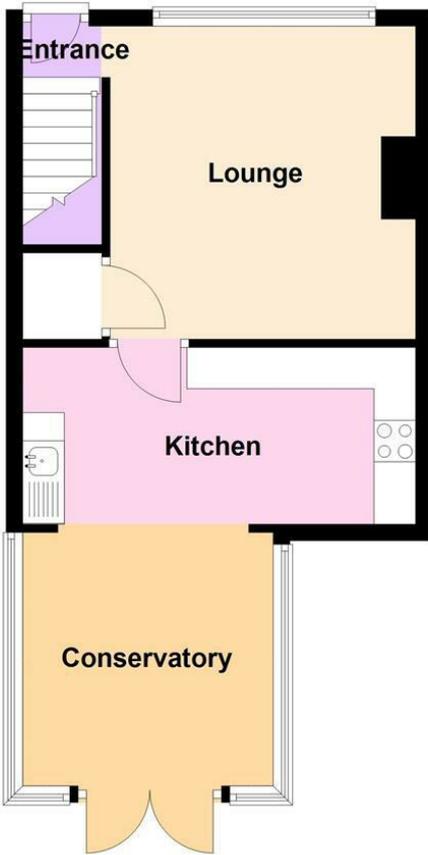
Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

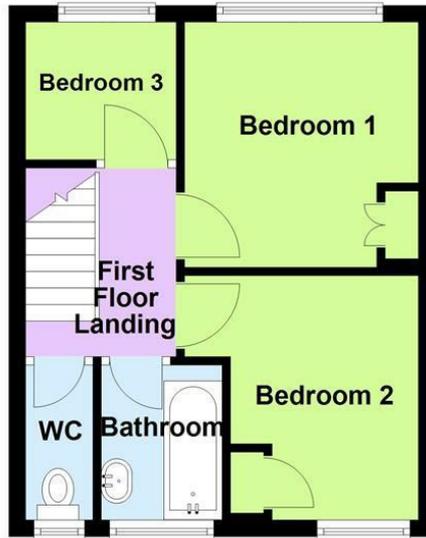
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling 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.



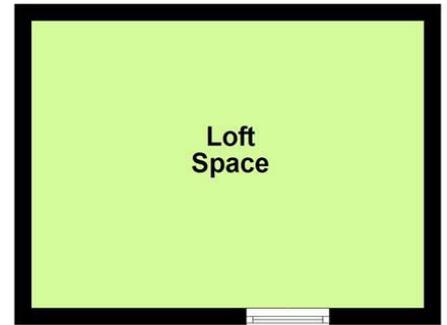
### Ground Floor



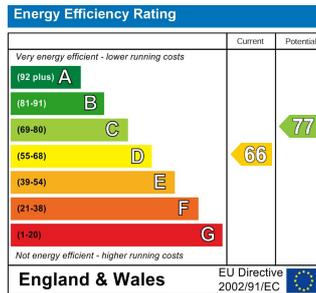
### First Floor



### Second Floor



## 3 Uxbridge Grove, Hull



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