LEONARDS

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

8A Maple Grove, Hull, HU8 8PL

- **Two Bedroom Detached Bungalow**
- **Large Garden Plot**
- **No Forward Chain**
- **Front Facing Bedrooms**
- **Driveway with Parking and Garage**
- **Garden Village Location**
- **Requires Updating and Improvements Throughout**
- **Rear Facing Lounge and Kitchen**
- **Shower Room**
- **Viewing Via Leonards**

Offers In The Region Of £240,000

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NAEA National Association of Estate Agents

RICS

8A Maple Grove, Hull, HU8 8PL

Nestled in the charming area of Maple Grove, Hull, this detached bungalow occupies a large garden plot. Requiring a scheme of updating and improvements throughout the accommodation comprises:- Entrance hall, lounge, kitchen, two bedrooms and shower room. On the outside a gated access leads to the driveway which provides off road parking and access to the bungalow and garage. Offered for sale with No Forward Chain. Viewing via Leonards.

Location
Situated in the heart of the area known as the Garden Village in East Hull, with access to nearby amenities along Holderness Road including a host of shops, East Park, the Woodford Leisure Centre and supermarket.

Entrance Hall
Main front entrance door provides access into the property. Radiator. Access to all rooms off.

Lounge
21'10" x 11'10" (6.677m x 3.622m)
Patio door to the rear elevation. Window to the side elevation. Fire surround. Radiator.

Kitchen
13'10" max x 9'4" extends to 11'9" (4.226m max x 2.847m extends to 3.604m)
Containing a range of base and wall units, work surfaces with twin bowl sink unit. Oven and hob (not tested). Window to the rear elevation. Rear entrance door. Radiator.

Bedroom One
11'2" to back of cupboards x 11'9" (3.427m to back of cupboards x 3.591m)
Window to the front elevation. Radiator. Range of open fronted wardrobes/cupboards.

Bedroom Two
10'1" x 9'9" (3.089m x 2.989m)
Window to the front elevation. Radiator.

Shower Room
11'1" x 5'10" (3.403m x 1.788m)
Suite of shower, wash hand basin and WC. Window to the side elevation. Part tiled walls. Radiator.

Garage
7'10" x 15'5" (2.413m x 4.711m)
Main access door. Window to the side elevation. Sink unit. Gas fired central heating boiler (not tested). Access door into the hallway.

Outside
Occupying an "L shaped" plot. To the front there is a gated access to the driveway leading to the bungalow and garage. To the rear there is a large garden plot which extends across the neighbouring properties. The gardens are very overgrown and therefore a full inspection of the plot is limited. The gardens will be SOLD AS SEEN. It is therefore the responsibility for the new owner to clear the site and make good any fences and boundaries.

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 pending.

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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 D for Council Tax purposes. Local Authority Reference Number 00190243000815. 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 procuration fee they receive.

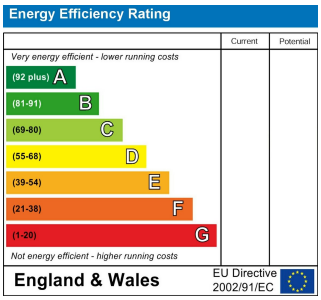
Services
The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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.



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.

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