

LEONARDS

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Estate Agents
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23 Acacia Drive, Hull, East Yorkshire, HU8 8PB

- Three Bedroom Design Mid Terrace House
- Garden Village Location close to Holderness Road
- Early Viewing Advised
- Rear Facing Lounge with Vaulted Ceiling
- Bathroom with Spa Type Bath
- Used As Two Bedrooms and a Dressing Room
- Extended Ground Floor Accommodation
- Kitchen with Open Plan Dining Room
- Two Bedrooms with Dressing Room off Bedroom One
- Low Maintenance Garden Areas

Offers In The Region Of £119,950



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23 Acacia Drive, Hull, East Yorkshire, HU8 8PB

Ground floor extended, three bedroom design mid terrace house. Converted to provide two bedrooms and a dressing room. Located off Laburnum Avenue in the Garden Village area of the city. The accommodation comprises:- Entrance, hallway, kitchen, dining room, lounge, first floor, two bedrooms, dressing room and bathroom. Low maintenance garden areas. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Laburnum Avenue, 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 Porch

External store areas. Main front entrance door provides access into the property.

Entrance Hall

Stairs lead off to the first floor accommodation. Access into:

Kitchen

9'4" x 16'0" (2.857m x 4.890m)

Fitted with a good range of base and wall units. Contrasting work surfaces over with single drainer sink unit. Appliances of Smeg oven, Teppanyaki grill, hob and extractor hood. Window to the front elevation. Space for freestanding appliances. Feature part brick slip wall panelling. Wooden style flooring. Open access into:

Dining Room

15'7" x 9'9" (4.770m x 2.993m)

Wooden style flooring. Radiator.

Lounge

14'0" x 12'5" (4.286m x 3.804m)

French doors to the rear. Wooden style flooring. Radiator. Vaulted ceiling.

First Floor Landing.

Access to roof void. Boiler cupboard.

Bedroom One

8'8" x 12'5" (2.653m x 3.800m)

Window to the rear elevation. Panelled effect walls. Radiator. Access into:

Dressing Room

6'7" x 9'6" (2.020m x 2.904m)

Window to the rear elevation. Open fronted wardrobes.

Bedroom Two

6'6" x 11'10" to wardrobes (1.985m x 3.619m to wardrobes)

Window to the front elevation. Wardrobes.

Bathroom

8'8" x 5'5" (2.664m x 1.659m)

Fitted with a three piece suite of spa type bath vanity unit with wash hand basin. WC. Two windows to the window front elevation. Part tiled walls. Towel rail type radiator.

Outside

Small front forecourt and rear low maintenance compact rear garden area.

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 C (76).

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 00190260002308. 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

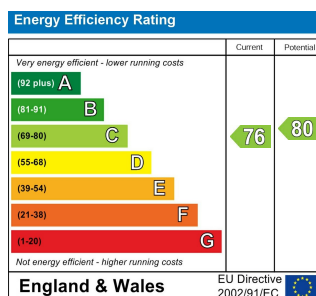
Strictly through the sole agents Leonards 01482 375212/01482 330777

Agents Note

The property is believed to be of non traditional construction.

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. 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.