



16 Sable Close, Hull, HU4 6UL

- 75% Shared Ownership Property
- No Forward Chain
- Breakfast Kitchen
- Two Bedrooms and Shower Room
- Gas Fired Central Heating System
- Over 55's Occupancy
- Extended with Garden Room at the Rear
- Lounge
- Parking Space and Rear Garden Area
- Double Glazing

75% Shared Ownership £127,500



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16 Sable Close, Hull, HU4 6UL

Two bedroom shared ownership property for the over 55's. The marketing price represents a 75% ownership of this delightful extended two bedroom semi detached bungalow. Located off Sumergroves Way the accommodation comprises:- Entrance hall, lounge, garden room, breakfast kitchen, two bedrooms and a shower room. Off road parking space to the front and a rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Sumergroves Way, the property is well placed for the local amenities including Sainsburys and Aldi supermarket. Hessle square is within a short commute and offers a good selection of facilities.

Entrance Hall

Main front entrance door provides access into the property. Radiator, store cupboard, access to roof void.

Lounge

9'5" x 14'0" (2.883m x 4.277m)

French doors to the rear elevation, wall mounted electric fire and radiator.

Garden Room

12'10" x 9'8" (3.920m x 2.966m)

Overlooking the rear garden, this lovely additional room has a side access door, radiator and wooden effect flooring. Roof light window.

Breakfast Kitchen

11'5" x 10'8" (3.503m x 3.261m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Space for appliances, cupboard and gas fired central heating boiler.

Bedroom One

9'5" x 11'1" (2.877m x 3.402m)

Window to the front elevation and radiator.

Bedroom Two

8'2" x 7'8" (2.507m x 2.342m)

Window to the front elevation and radiator.

Shower Room

5'6" x 6'5" (1.686m x 1.981m)

Suite of shower cubicle, wash hand basin and WC. Window to the side elevation and towel rail radiator.

Outside

The property has off road parking available to the front. Side pedestrian access leads to the rear garden is laid mainly to lawn with garden shed.

Energy Performance Certificate

The current energy rating on the property is C (72).

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.



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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 B for Council Tax purposes. Local Authority Reference Number 00010316001605. 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 Leasehold with a 125 year lease less 3 days from 1st January 1995. The current monthly service charge (April 2025) is £75.88.

Shared Ownership

The property is offered for sale with 75% shared ownership with Sanctuary Housing. We have been advised that this is maximum ownership available.

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



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

Plan produced using PlanUp.

16 Sable Close, Hull

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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