



## 9 Kings Bench Street, Hull, East Yorkshire, HU3 2TU

- Substantial Mid Terrace House
- Requires Scheme of Improvements
- Lounge and Dining Area
- First Floor Landing
- Rear Yard Area
- Located Off Anlaby Road
- Entrance Hall
- Breakfast Room and Kitchen
- Four Bedrooms (Box Bed 4) and Bathroom
- Viewing By Appointment Only

**Offers In The Region Of £80,000**



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# 9 Kings Bench Street, Hull, East Yorkshire, HU3 2TU

Substantial mid terrace house, located off Anlaby Road. The property requires a scheme of improvements and repair. The accommodation comprises:- Entrance hall, lounge, dining area, breakfast room, kitchen, first floor landing, four bedrooms (bedroom four is a box room size) and bathroom. Rear yard area. Gas central heating system and majority double glazing. Viewings via Leonards please.

## Location

The property is located off Anlaby Road, with the Hull Royal Infirmary, Sports Stadium (Home of Hull City AFC and Hull FC) and City Centre nearby. There is good public transport to the city centre and the surrounding villages of Cottingham, Anlaby and Hessle. Excellent road links are available to all parts of the city with access to the M62 via the A63 dual carriageway.

## Entrance Hall

Main front entrance door provides access into the property. Radiator and stairs lead off to the first floor accommodation.

## Lounge

12'0" x 11'11" (3.661m x 3.644m)

Bay window to the front elevation, radiator. Archway into:

## Dining Area

9'7" x 11'10" (2.929m x 3.625m)

Window to the rear elevation and radiator.

## Breakfast Room

8'5" x 12'4" (2.584m x 3.768m)

Window to the side elevation, radiator and storage cupboards.

## Kitchen

9'11" x 13'9" (3.029m x 4.210m)

Single drainer sink unit, base and wall cupboards. Windows to the side elevation and rear access door. Gas central; heating boiler. Radiator.

## First Floor Landing

Access to roof void.

## Bedroom One

16'1" x 11'11" (4.904m x 3.652m)

Two windows to the front elevation and two radiators.

## Bedroom Two

10'3" x 11'11" (3.125m x 3.647m)

Window to the rear elevation and radiator.

## Bedroom Three

8'9" x 11'10" (2.687m x 3.631m)

Window to the rear elevation and radiator.

## Box Bedroom Four

6'0" x 7'0" (1.851m x 2.153m)

Window to the side elevation and radiator.

## Bathroom

5'11" x 6'8" (1.823m x 2.047m)

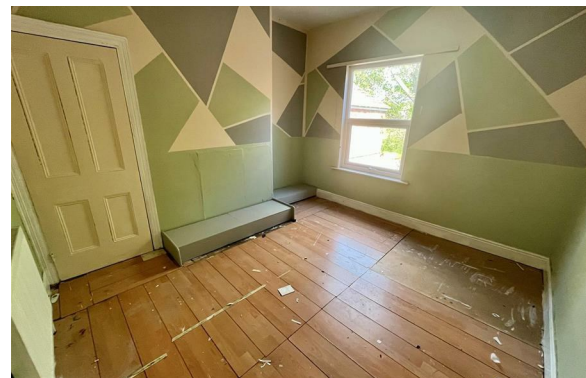
Suite of bath, basin and WC. Window to the side elevation and radiator.

## Outside

There is a rear yard area.

## Energy Performance Certificate

The current energy rating on the property is D (60).



### 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 00110400000907 . Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Services

The mains services of water, gas and electric are connected.

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### 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.

### 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.

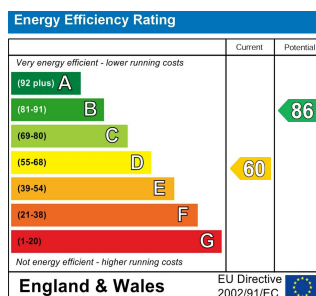
### Mortgage Advice

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.

### 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.





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