LEONARDS

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

58 Hall Road, Sproatley, Hull, HU11 4PZ

- **Well Presented Three Bedroom Semi Detached House**
- **Entrance with Stairs off**
- **Lounge and Dining Room**
- **Three First Floor Bedrooms and Shower Room**
- **Driveway to Single Garage**
- **Offered For Sale with No Forward Chain**
- **Cloakroom/WC**
- **Fitted Kitchen**
- **Gardens to Front and Rear**
- **Gas Fired Central Heating System and Double Glazing**

Offers In The Region Of £235,000

512 Holderness Rd, Hull, East Yorkshire HU9 3DS
Tel: 01482 375212
E-mail: info@leonards-property.co.uk

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NAEA National Association of Estate Agents

RICS

58 Hall Road, Sproatley, Hull, HU11 4PZ

Well presented three bedroom semi detached chalet style house. Offered for sale with No Forward Chain. Occupying a pleasant position within the village of Sproatley. The accommodation comprises:- Entrance hall, cloakroom/WC, lounge, dining room, fitted kitchen, first floor landing, three bedrooms and shower room. Garden areas to front and rear with driveway access to the single garage. gas fired central heating system and double glazing. Viewing via Leonards.

Location
The village of Sproatley is a civil parish in the East Riding of Yorkshire. It is situated approximately 7 miles north east of Hull city centre and 4 miles north of Hedon at the junction of the B1238 and B1240 roads. The village has a post office, a couple of public houses, a village hall, a primary school and is close to the impressive Burton Constable Hall.

Entrance Hallway
Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation with useful under stairs cupboard. Wooden effect flooring. Radiator. Access into ground floor rooms off.

Cloakroom WC
4'8" x 4'5" (1.447m x 1.366m)
Suite of WC. Wash hand basin. Window to the side elevation. Tiled flooring.

Lounge
11'1" x 18'10" (3.396m x 5.763m)
Window to the front elevation. Fire surround. Radiator. Doors into:

Dining Room
9'11" x 11'0" (3.036m x 3.373m)
Patio door to the rear elevation. Radiator.

Kitchen
9'3" x 14'8" (2.832m x 4.481m)
Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Breakfast bar. Appliances of electric oven, gas hob, cooker hood, washing machine, dishwasher and fridge/freezer. Windows to the side and rear elevation. Rear entrance door. Wooden effect flooring. Part tiled walls. Radiator.

First Floor Landing
Access to rooms off. Cupboard off with radiator and shelves. Access to roof void.

Bedroom One
11'11" max x 13'11" (3.636m max x 4.243m)
Window to the front elevation. Bedroom furniture of wardrobes, dressing table and bed head. Radiator.

Bedroom Two
9'7" x 10'7" (2.942m x 3.241m)
Window to the rear elevation. Radiator.

Bedroom Three
9'8" x 7'5" (2.947m x 2.267m)
Window to the rear elevation. Wardrobe and drawer units. Radiator.

Shower Room
6'4" x 6'0" (1.954m x 1.847m)
Suite of shower with mains plumbed shower, wash hand basin and WC. Tiling to the walls and floor. Towel rail radiator. Extractor fan. Window to the side elevation.

Outside
The property occupies a pleasant garden plot position and has lawned areas to the front and rear. A side driveway provides off road parking and access to the single garage.

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Garage
9'0" x 17'3" (2.767m x 5.258m)
With up and over door. Window to the side elevation.

Energy Performance Certificate
The current energy rating on the property is D (61).

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 C for Council Tax purposes. Local Authority Reference Number SPR018058000. 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.

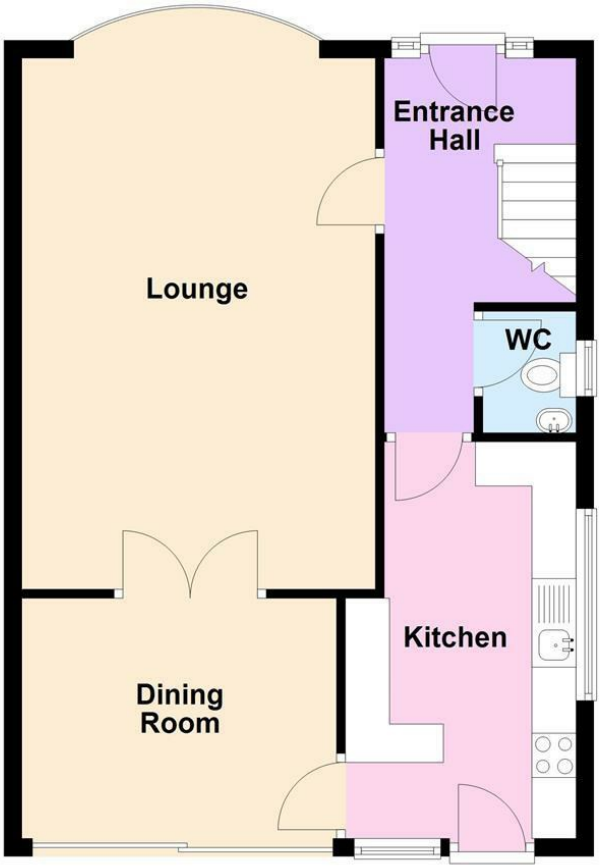
For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

Tenure
The tenure of this property is Freehold.

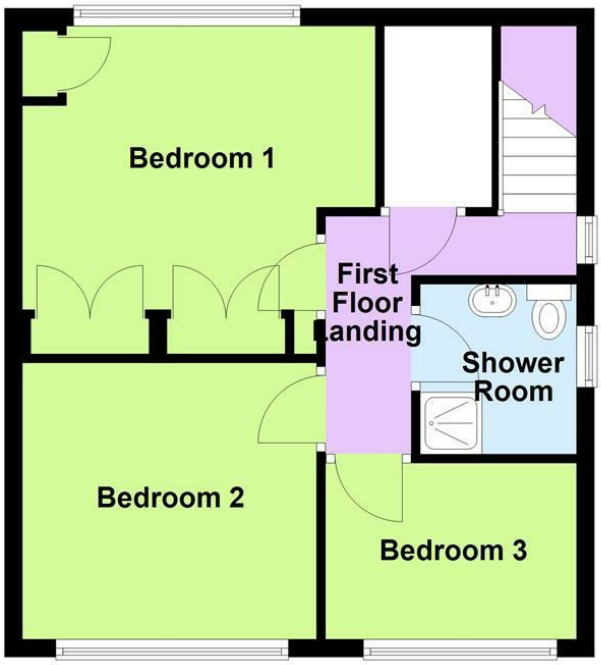
Viewings
Strictly through the sole agents Leonards 01482 375212/01482 330777

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.

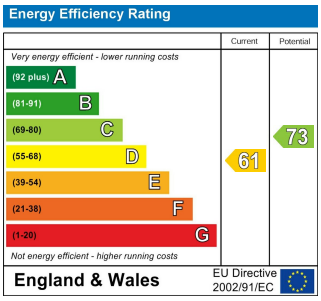
Ground Floor



First Floor



58 Hall Road, Sproatley



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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