

# LEONARDS

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## 5 Ferry Court, Brough, East Yorkshire, HU15 1ET

- Located Close To The Railway Station
- Entrance Lobby
- Breakfast Kitchen
- Two Bedrooms
- Gardens with Garage
- Mid Terrace Town House
- Lounge
- First Floor Landing
- Shower Room
- No Forward Chain

**Offers In The Region Of £175,000**



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# 5 Ferry Court, Brough, East Yorkshire, HU15 1ET

A mid-terrace two bedroom property with garden areas to both front and rear and benefitting from a single garage with parking space. The property is majority double glazed, with gas fired central heating and briefly comprises:- Ground floor: Entrance lobby, lounge, breakfast kitchen. First floor. Bedroom one with fitted wardrobes, second bedroom having recess storage, shower room with three piece suite. No Forward Chain. Viewing via Leonards.

## Location

Situated in the popular West Hull village of Brough, the property is particularly convenient for access onto the nearby A63 and a short distance from Brough's mainline train station.

## Ground Floor

Enter via a main entrance door into the property.

## Entrance Lobby

Single panel radiator. Door leading into the lounge. Window to the side aspect.

## Lounge

14'6" x 15'1" (4.429m x 4.603m)

Having a bow window to the front. Stairs leading to the first floor accommodation. Stone feature plinth display. Radiator. Under stairs meter cupboard. Open to kitchen/breakfast room.

## Breakfast Kitchen

14'6" x 9'1" (4.421m x 2.780m)

Fitted with a range of base drawer and wall units, having work surfaces. Single drainer sink unit with mixer tap. Tiled splash back areas. Hob with oven. Plumbing for automatic washing machine. Radiator. Window to the rear elevation, rear entrance door leading outside.

## First Floor Landing

With linen storage and loft hatch access. Doors leading into the two bedrooms and shower room.

## Bedroom One

14'6" x 11'10" (4.431m x 3.614m)

With wardrobes, storage, drawer and dresser unit. Radiator and window to the front aspect.

## Bedroom Two

8'2" x 9'2" (2.502m x 2.803m)

Having recessed storage/wardrobe and radiator. Window to the rear aspect.

## Shower Room

5'11" x 5'10" (1.820m x 1.802m)

Fitted with white three piece suite including low level flush W.C., pedestal wash hand basin with mixer tap and corner shower cubicle with plumbed in shower. Tiled splash backs and flooring. Heated towel radiator. Window to the rear.

## Outside

There are garden areas to the front and rear. Access into the single garage. Separate parking bay at the rear.

## Garage

9'0" x 17'7" (2.767m x 5.366m)

With an up and over door, power supply and lighting. Wooden window and rear personal access door.

## Energy Performance Certificate

The property has an EPC rating within Band C (71)



### 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.

### 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 carryout 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.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Purchaser Outgoings

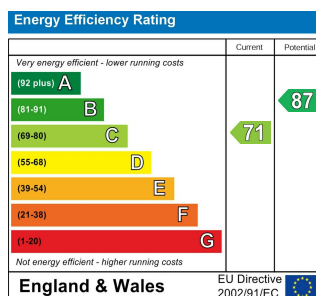
From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes, Local Authority Reference Number ELT055005000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### 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.

### 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.