



15 Lincoln Green, Anlaby Common, Hull, East Yorkshire, HU4

- Two Bedroom Semi Detached Bungalow
- No Forward Chain
- Front Facing Lounge
- Two Bedrooms
- Driveway with Garage
- Cul De Sac Position
- Entrance Hall
- Front Facing Kitchen
- Shower Room
- Garden Areas

Offers In The Region Of £185,000



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15 Lincoln Green, Anlaby Common, Hull, East Yorkshire, HU4 7SY

Two bedroom semi detached bungalow, occupying a pleasant cul de sac position off Normanton Rise. Offered for sale with No Forward Chain, the accommodation comprises:- Side entrance hall, front facing lounge and kitchen, two rear facing bedrooms and a shower room. Outside, there are garden areas to the front and rear with a side driveway providing off road parking and access to the single garage. Gas central heating system and double glazing. Viewing via Leonards please.

Location

Located off Anlaby Road, in the Anlaby Common part of the city. There are local amenities nearby. Slightly further away can be found the Anlaby retail park provides additional shopping including the Morrisons supermarket, Marks & Spencers and Next.

Entrance Hall

Main side entrance door provides access into the property. Access to roof void which houses the gas fired central heating boiler. Access doors to all rooms off and radiator.

Lounge

11'2" x 17'1" max (3.424m x 5.232m max)

Large picture window to the front elevation, radiator and wall mounted electric fire.

Kitchen

8'10" x 9'0" (2.712m x 2.746m)

Fitted with a range of base and wall units, contrasting work surfaces with single drainer sink unit with mixer tap. appliances of electric oven and hob and space for fridge/freezer and washing machine. Window to the front elevation and radiator.

Bedroom One

9'3" to wardrobes x 13'6" (2.827m to wardrobes x 4.115m)

Window to the rear elevation, radiator and wardrobes.

Bedroom Two

8'11" x 8'1" to wardrobes (2.725m x 2.481m to wardrobes)

Window to the rear elevation, radiator, wardrobes and small built in cupboard.

Shower Room

5'5" x 6'5" (1.662m x 1.959m)

Suite of step in shower cubicle with mains plumbed shower, vanity unit with wash hand basin and WC. Part tiled walls, window to the side elevation, radiator and electric fan heater.

Outside

The property has garden areas to the front and rear. A side driveway provides off road parking and access to the single garage at the rear.

Garage

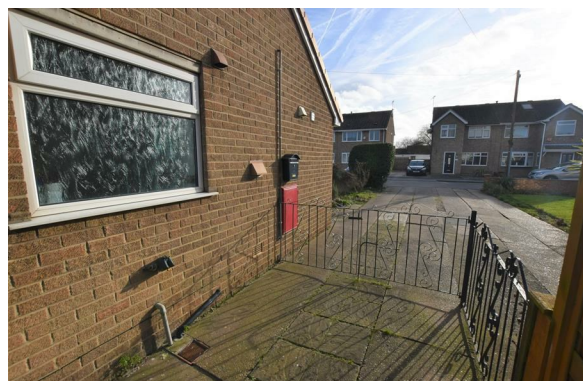
8'2" x 15'9" (2.503m x 4.818m)

Energy Performance Certificate

The current energy rating on the property is C (70).

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 NumberANL127015000 . 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

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.

Referrals Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & 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 £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them.

Ground Floor



15 Lincoln Green, Hull

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(55-68) D			
(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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