



109 Downfield Avenue, Hull, East Yorkshire, HU6 7XE

- Well Presented Semi Detached House
- Located off Beverley Road (A1079)
- Front Facing Lounge
- Rear Conservatory
- Off Road Parking
- No Forward Chain
- Entrance with Stairs off
- Open Plan Dining Kitchen
- Three Bedrooms and Shower Room
- Front and Rear Garden Areas

Asking Price £168,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

109 Downfield Avenue, Hull, East Yorkshire, HU6 7XE

Three bedroom semi detached house, offered for sale with No Forward Chain. Recommended for an early viewing to fully appreciate this lovely home. The accommodation comprises:- Entrance hall with stairs off to the first floor, lounge with access into the dining kitchen, rear conservatory enjoying views over the garden. On the first floor can be found the three bedrooms and a shower room. Garden areas to the front and rear with off road parking. Gas fired central heating system, double glazing and leased solar panels. Viewing via Leonards please.

Location

Located off Beverley Road, the property is located towards the outskirts of the city. Local amenities are nearby with a Tesco supermarket along Hall Road and the Kingswood Retail Park within a short travelling distance.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, wooden effect flooring and radiator with screen cover.

Lounge Area

11'6" x 13'1" (3.521m x 3.994m)

Bow window to the front elevation, fire surround with electric fire, wooden effect flooring, radiator and under stairs cupboard. Access into:

Dining Kitchen

16'5" x 10'1" (5.010m x 3.083m)

Fitted with a modern range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven and gas hob. Space for additional appliances. Concealed Ideal gas fired central heating boiler in wall mounted cupboard. Radiator and wooden effect flooring. Access into:

Conservatory

13'10" x 7'6" (4.238m x 2.297m)

Overlooking the rear garden with side access door and radiator.

First Floor Landing

Access to roof void and store cupboard.

Bedroom One

8'2" x 11'2" to wardrobes (2.508m x 3.411m to wardrobes)

Window to the front elevation, radiator, wooden effect flooring and wardrobes with mirror fronted sliding doors.

Bedroom Two

9'5" x 8'5" to wardrobes (2.880m x 2.575m to wardrobes)

Window to the rear elevation, radiator, wooden effect flooring and wardrobes.

Bedroom Three

7'11" x 7'8" (2.418m x 2.338m)

Window to the front elevation, radiator, bulk head for the stairs and wooden effect flooring.

Shower Room

6'7" x 5'5" (2.016m x 1.653m)

Suite of shower cubicle with mains plumbed shower, wash hand basin and WC. Window to the rear elevation, towel rail radiator, part tiled and panelled walls and extractor fan.

Outside

The property occupies a pleasant garden plot and has a stoned and soiled front garden area. Gated access leads to side driveway. The rear garden has stoned and lawn areas with two garden sheds.

Energy Performance Certificate

The current energy rating on the property is C (83).



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 00180500010907. 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 & 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.

Services

The mains services of water, gas and electric are connected. The property has leased solar panels.

Tenure

The tenure of this property is Freehold. The solar panels are on a 25 year lease from 29th October 2015 - airspace above the south facing roof as more particularly described in the lease.

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



109 Downfield Avenue, Hull

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(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.

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.