



## 27 St Marys Avenue, Hull, East Yorkshire, HU5 4SX

- Two Bedroom End Terrace House (row of three)
- Requires Improvements and Updating Throughout
- Lounge and Dining Areas
- First Floor with Two Bedrooms
- Garden Areas to Front and Rear
- No Forward Chain
- Entrance Hall with Stairs off
- Kitchen with Rear Lobby and GF Cloaks/WC
- Bathroom and Sep WC
- Part Gas Central Heating System and Part double Glazing

**Offers In The Region Of £90,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)



# 27 St Marys Avenue, Hull, East Yorkshire, HU5 4SX

Two bedroom end terrace house, requiring a scheme of updating and improvements throughout. Offered for sale with No Forward Chain the accommodation comprises:- Entrance hall, lounge and dining areas, kitchen, rear lobby with access to a ground floor cloakroom/WC. On the first floor can be found the two bedrooms, a bathroom and sep WC. There is a small front forecourt area and rear garden. Part gas fired central heating system and part double glazing. Viewing via Leonards please.

## Location

Located off Bricknell Avenue. The property is well placed for access to local schooling with the Bricknell Avenue primary school, Wyke Sixth form college and Kelvin Hall school all nearby. Local amenities are nearby, including a Tesco Express and chemist.

## Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation with under stairs cupboard, radiator and access into the ground floor rooms off.

## Lounge Area

11'5" x 10'11" (3.480m x 3.335m)

Window to the front elevation, radiator and fire surround with gas fire (not tested). Open plan into:

## Dining Area

8'10" x 9'6" (2.705m x 2.921m)

Windows to the side end rear elevations and radiator.

## Kitchen

8'11" x 9'1" (2.738m x 2.780m)

Containing some base and wall units, work surfaces with sink unit. Space for appliances. Window to rear elevation with small internal window to the rear lobby. Internal door provides access into:

## Rear Lobby

4'10" x 5'0" (1.475m x 1.531m)

Side entrance door to the garden and window to the side elevation. Access into:

## Cloakroom WC

4'5" x 6'10" (1.364m x 2.091m)

Suite of WC and wash hand basin. Window to the rear elevation and gas wall heater (not tested).

## First Floor Landing

Store cupboard and access to roof void.

## Bedroom One

15'2" x 9'3" (4.639m x 2.824m)

Two windows to the front elevation, radiator and cupboard housing the gas fired central heating boiler (not tested).

## Bedroom Two

9'0" x 11'0" (2.765m x 3.358m)

Windows to the side and rear elevations and radiator.

## Bathroom

5'11" x 5'6" (1.814m x 1.693m)

Suite of bath with shower over, wash hand basin. Window to the rear elevation, radiator and part tiled walls.

## Sep WC

WC (no seat) and window to the rear elevation.

## Outside

The property has a small front forecourt area and enclosed rear garden.



View all our properties at.....

OnTheMarket.com

**LEONARDS**  
SINCE 1884

## Energy Performance Certificate

The current energy rating on the property is C (69).

## 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 A for Council Tax purposes. Local Authority Reference Number COH412027000. 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. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

## 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

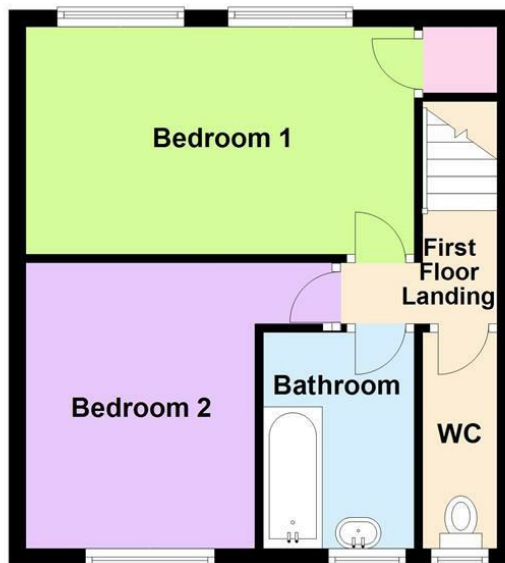
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling 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.



### Ground Floor

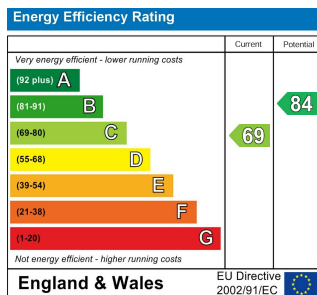


### First Floor



Potential Layout for guidance purposes only.  
Plan produced using PlanUp.

### 27 St Marys Avenue, Hull



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.

View all our properties at.....



# LEONARDS

SINCE 1884