



1 High Paull Thorngumbald Road, Paull, Hull, East Yorkshire, HU12 8AT

**LEONARDS**

SINCE 1884

- Part Renovation Opportunity
- Variety of Rooms Throughout

- Substantial Main House
- Generous Plot with Ample Parking

- Separate Annexe Accommodation
- Viewing Via Leonards

Opportunity to purchase a substantial semi detached house with a separate annexe standing on a generous garden plot of approx. 0.37 acres (taken from the land registry - title number HS256697). Requiring a scheme of improvements to a number of rooms, the property is ideally suited to someone who requires accommodation for an additional family member or occupants with mobility requirements. Located in the rural village of Paull, the property has access via a track from the main road which leads to the parking area overlooking the River Humber. Viewing via Leonards please.

## Offers In The Region Of £395,000



### Location

Located in the East Hull village of Paull with transport links to Hull city centre and the neighbouring market town of Hedon which is home to local shops, restaurants and public houses.

### Main House

#### Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation and tiled flooring.

#### Lounge Area

11'9" x 28'6" max sizes (3.585m x 8.709m max sizes)

Windows to the front and side elevations, two heaters (not tested) and wooden effect flooring.

#### L Shaped Kitchen

21'3" x 9'5" + 10'5" x 31'10" (6.485m x 2.890m + 3.190m x 9.705m)

Containing a range of units with sink. Windows to the front and rear elevations and French doors.

#### Rear Lobby

Window and access door to the outside.

#### Inner Hallway

Two heaters (not tested), windows and door to the outside.

#### Room One

13'4" x 11'2" (4.078m x 3.413m)

Window to the front elevation, heater (not tested) wooden effect flooring and cupboard (which we have been unable to access).

#### Room Two

16'7" x 11'2" (5.073m x 3.413m)

Window to the front elevation, heater (not tested) and access into:

#### Wet Room

11'5" x 10'3" (3.494m x 3.126m)

WC, wash hand basin and mains plumbed shower. Two towel rail radiators and window to the front elevation.

#### First Floor

Access to rooms off.

#### Bedroom

12'1" x 12'2" (3.697m x 3.726m)

Windows and radiator,

#### Sep WC

Suite of WC and basin. Window and towel rail radiator.



**Bathroom**

10'9" x 8'8" max sizes (3.298m x 2.644m max sizes)

Suite of bath, basin, shower and WC.

**Bedroom**

9'1" to chimney breast x 8'9" (2.786m to chimney breast x 2.680m)

Window and radiator.

**Bedroom**

11'2" x 8'11" (3.427m x 2.735m)

Two windows and radiator.

**Bedroom**

13'4" x 9'7" (4.078m x 2.926m)

Window and radiator.

**Annexe****Open Car Port Area**

17'10" x 21'11" (5.437m x 6.687m)

Open fronted car port area with stairs leading off to the first floor loft area. Access door to the rear which allows access to the main house and further door leads into the kitchen area.

**Kitchen Area**

10'11" x 16'3" (3.346m x 4.955m)

Containing a range of base and wall units, work surfaces with single drainer sink unit and mixer tap, appliances of electric oven (not tested). Window to the front elevation, radiator and wooden effect flooring..

**Laundry Area**

10'11" x 4'7" (3.343m x 1.420m)

Space for appliances and step to:

**Lobby**

Radiator, boiler cupboard with Ideal gas fired central heating boiler (not tested) and access into:

**Wet Room**

9'8" x 5'9" + 5'9" x 5'2" (2.963m x 1.756m + 1.773m x 1.599m)

WC, wash hand basin and mains plumbed shower. Two towel rail radiators and tiling to the walls.

**Loft Area**

14'3" x 40'8" (4.354m x 12.419m)

Sloping ceiling profiles and windows.

**Outside**

The property occupies a generous garden plot of approx. 0.37 acres (taken from the land registry - title number HS256697). Approached via an un adopted road.



### Energy Performance Certificate

The property has two energy performance certificates lodged. One for the main house and one for the annexe. The current energy rating on the main house is E (45) and for the annexe D (63).

### 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 Bands E (Main House ) & A (Annexe) for Council Tax purposes. Local Authority Reference Number PAU028070000 & PAU028070001. 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.

### 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.





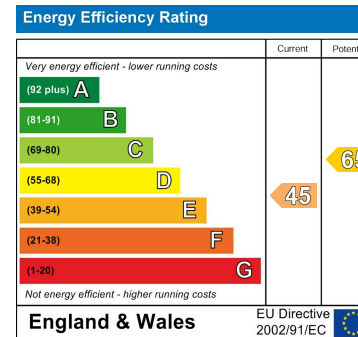


Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly 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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