



## 5 Swinburne Street, Hull, East Yorkshire, HU8 8LY

- Three Bedroom Bay Window Mid Terrace House
- Entrance Hall with Stairs off to the First Floor
- Kitchen with access to Rear Utility and GF WC
- Three Bedrooms and Bathroom
- Gas Central Heating System and Double Glazing
- Located off Westcott Street close to Holderness Road
- Lounge with Dining Area
- First Floor Landing with Rooms off
- Front Forecourt and Rear Garden
- Would Benefit from some Upgrading and Repair

**Offers In The Region Of £115,000**



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# 5 Swinburne Street, Hull, East Yorkshire, HU8 8LY

Three bedroom bay window mid terrace house, located off Westcott Street. The property is well placed for a host of facilities available along Holderness Road. The property would benefit from some improvements and upgrading. The accommodation comprises:- Entrance hall, lounge, dining area, kitchen, rear utility area, ground floor WC, first floor landing, three bedrooms and bathroom. Front forecourt and rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards please.

## Location

Located off Westcott Street and Holderness Road. A host of local amenities are nearby including East Park and the Woodford Leisure Centre.

## Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and access into the lounge/dining area.

## Lounge

11'4" x 10'5" + bay (3.469m x 3.194m + bay)

Bay window to the front elevation and radiator. Open access into:

## Dining Area

11'8" x 12'6" (3.560m x 3.821m)

Window to the rear elevation, radiator, wooden effect flooring and under stairs cupboard.

## Kitchen

9'5" x 10'10" (2.881m x 3.306m)

Containing a range of base and wall units, work surfaces with single drainer sink unit. Space for appliances of slot in cooker, washing machine and upright fridge freezer. Window to the side elevation, side entrance door and access into:

## Rear Utility Area

5'3" x 5'5" (1.624m x 1.670m)

Windows and panelling to the walls, folding door provides access into:

## Ground Floor WC

WC and window to the rear elevation.

## First Floor Landing

Access to all rooms off.

## Bedroom One

15'4" to chimney breast x 10'5" + bay (4.677m to chimney breast x 3.188m + bay)

Bay window to the front elevation, radiator and cupboard.

## Bedroom Two

9'11" x 12'6" (3.026m x 3.819m)

Window to the rear elevation, radiator, boiler cupboard and store cupboard.

## Bedroom Three

9'6" x 5'0" (2.904m x 1.535m)

Window to the rear elevation and radiator.

## Bathroom

6'2" x 5'4" (1.899m x 1.629m)

Suite of bath with mains plumbed shower over with screen, wash hand basin and WC. Tiling to the walls and window.

## Outside

The property has pedestrian access to the property and neighbouring properties. There is a front forecourt area and passageway access to the rear. The rear has a grassed area.

## Energy Performance Certificate

The current energy rating on the property is D (62).



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### **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 00190175000501. 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. 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**

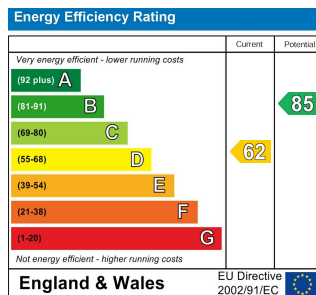
The tenure of this property is Freehold.

### **Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777

### **Free Sales Market Appraisal/Valuation**

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