



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

Asking Price £112,500



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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).



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 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

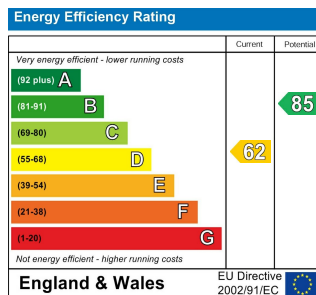
The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

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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