



33 Greylees Avenue, Hull, East Yorkshire, HU6 7YG

- Three Bedroom Detached Bungalow
- Pleasant Garden Plot with Off Road Parking
- Front Facing Lounge with Log Burner
- Three Bedrooms and Wet Room
- Gas Fired Central Heating System & Double Glazing
- Located off Beverley Road and Evergreen Drive
- Entrance into Hallway
- Kitchen with access into Conservatory
- Garden Areas with Useful Outbuildings
- Viewing via Leonards

Offers In The Region Of £190,000



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Three bedroom detached bungalow, recommended for an early viewing to fully appreciate the internal space and garden plot provided. Located off Beverley Road and Evergreen Drive the accommodation comprises:- Entrance into hallway, lounge diner with log burner, kitchen, conservatory, three bedrooms and a wet room. There are garden areas to the front and rear with useful outbuildings. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Greylees Avenue lies off Evergreen Drive and Beverley Road and lies within close proximity to both Hull city centre, Beverley and the A1079. The property also lies within a short drive to Kingswood Retail Park, the local Tesco supermarket, and easy access to local public transport routes.

Entrance Lobby

Main entrance doors lead into the lobby area, access leads into:

Hallway

Wooden effect flooring, radiator, boiler cupboard housing the gas fired central heating boiler. Access into all rooms off.

Lounge Diner

21'0" x 10'7" + bay (6.422m x 3.243m + bay)

Bay window to the front elevation, log burner, two radiators and wooden effect flooring.

Kitchen

11'4" x 8'11" (3.476m x 2.730m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven with hob and hood over. Space for washing machine and upright fridge freezer. Window to the rear elevation, radiator, wooden effect flooring and part tiled walls. Access into:

Conservatory

11'8" x 8'7" (3.573m x 2.638m)

Overlooking the rear garden area with side access door and wooden style flooring.

Bedroom One

9'4" + recess x 8'10" (2.850m + recess x 2.716m)

Window to the rear elevation and radiator.

Bedroom Two

12'4" into recess x 9'11" (3.773m into recess x 3.047m)

Window to the front elevation, radiator and wooden effect flooring.

Bedroom Three

7'1" x 9'6" + door recess (2.170m x 2.921m + door recess)

Window to the rear elevation, radiator and access to roof void.

Wet Room

6'4" x 6'0" (1.944m x 1.843m)

Suite of electric shower unit, wash hand basin and WC. Window to the rear elevation, tiling to the walls and towel rail.

Outside

The property occupies a pleasant garden plot. The front has a fenced front boundary and is laid mainly to lawn. A side driveway provides off road parking and access to the rear of the property. The rear is designed for low maintenance with mainly concrete areas. There are useful outbuildings/stores.

Energy Performance Certificate

The current energy rating on the property is c (70).



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 C for Council Tax purposes. Local Authority Reference Number 00180570003302. 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.

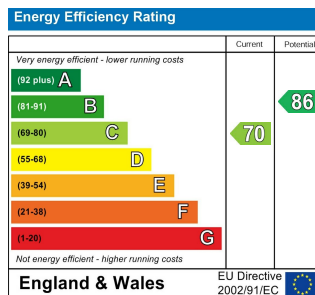


Ground Floor



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

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