



## 5 Mount Avenue, Hessle, East Yorkshire, HU13 0QD

- Three Bedroom Semi Detached House
- Mount Avenue is located off Swanland Road
- Lounge with Dining Area
- First Floor Landing
- Off Road Parking to the Front
- Offered For Sale with No Forward Chain
- Entrance Hall with Stairs Off
- Rear Facing Kitchen
- Three Bedrooms and Bathroom
- Rear Garden Area

**Offers In The Region Of £130,000**



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# 5 Mount Avenue, Hessle, East Yorkshire, HU13 0QD

Three bedroom semi detached house, offered for sale with No Forward Chain. Located within a short commute of Hessle square and a host of amenities. The accommodation comprises:- Entrance hall, lounge/diner, kitchen, first floor landing, three bedrooms and bathroom. Off road parking to the front a rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards please.

## Location

Mount Avenue is located off Swanland Road. The property is well placed for access to the local amenities available within Hessle square. Sainsburys supermarket is within a short travelling distance and there is access into the city centre via Clive Sullivan Way.

## Entrance Hall

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

## Lounge Diner

12'5" x 11'10" + 8'6" x 6'0" (3.802m x 3.629m + 2.595m x 1.852m)

Windows to the front and rear elevations, two radiators, fire surround (fire not in use) and wooden effect flooring.

## Kitchen

9'9" x 13'10" (2.995m x 4.237m)

Contains a range of units, work surfaces with single drainer sink unit. Space for appliances, wall mounted gas fired central heating boiler, windows to the side and rear elevation and side entrance door.

## First Floor Landing

Window to the side elevation, access to roof void and access to all rooms off.

## Bedroom One

9'10" max x 13'11" (3.020m max x 4.267m)

Window to the rear elevation and radiator.

## Bedroom Two

9'2" max x 8'8" (2.809m max x 2.651m)

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

## Bedroom Three

8'5" max x 8'10" (2.579m max x 2.711m)

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

## Bathroom

5'11" x 5'6" (1.827m x 1.691m)

Suite of bath with shower over and screen, wash hand basin and WC. Window to the front elevation and open storage area.

## Outside

There is off road parking available to the front with side pedestrian access to the rear garden area.

## Energy Performance Certificate

The current energy rating on the property is D (66).

## 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 B for Council Tax purposes. Local Authority Reference Number HES238005000. 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.

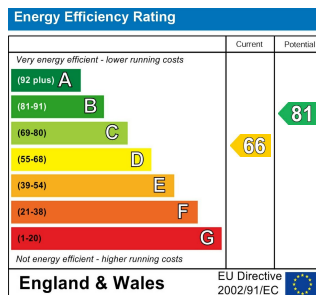
### **Viewings**

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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