



6 Apple Croft, Skidby, Cottingham, East Yorkshire, HU16 5UG

- Two Bedroom Semi Detached Bungalow
- Entrance Hall with all Rooms off
- Front Facing Kitchen with some Appliances
- Bathroom with Coloured Suite
- Single Detached Garage
- Pleasant Cul De Sac Position
- Rear Facing Lounge with Patio Door
- Two Bedrooms both with Wardrobes
- Gardens with Off Road Parking Space
- Gas Central Heating System and Bungalow Double Glazing

Offers In The Region Of £210,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

6 Apple Croft, Skidby, Cottingham, East Yorkshire, HU16 5UG

Two bedroom semi detached bungalow, recommended for an early viewing to fully appreciate the potential provided by this super home. The accommodation comprises:- Entrance hall, rear facing lounge, front facing kitchen, two bedrooms (both with wardrobes) and a coloured bathroom suite. gardens with driveway providing off road parking and access to the single detached garage. gas fired central heating system and bungalow double glazing. Viewing via Leonards please.

Location

Located off the Main Street. The village is convenient for access onto the A165 Humber Bridge approach road, Motorway Network and market town of Beverley to the north. The village offers a reasonable range of local services and facilities, including Primary School, Church, Public House and restaurant, a wider range, together with secondary school and railway station being located in the neighbouring village of Cottingham.

Entrance Hall

Main side entrance door provides access into the bungalow, radiator, store cupboard, access to roof void and doors to all rooms off.

Lounge

10'4" x 16'8" (3.170m x 5.101m)

Overlooking the rear garden with sliding patio door providing access to the outside, fire surround with coal effect gas fire and radiator.

Kitchen

9'2" x 11'5" (2.799m x 3.481m)

Fitted with a range of base and wall units, contrasting work surfaces extend to form a breakfast table. Appliances of electric oven with gas hob (needs attention) and hood over. Fridge/freezer, washing machine and microwave (needs attention). Windows to the front and side elevation, radiator and concealed gas fired central heating boiler.

Bedroom One

10'4" to back of wardrobes x 12'3" (3.159m to back of wardrobes x 3.742m)

Window to the front elevation, range of wardrobes and radiator.

Bedroom Two

9'2" x 9'6" (2.795m x 2.905m)

Window to the rear elevation, range of wardrobes and radiator.

Bathroom

5'6" x 6'9" (1.686m x 2.067m)

Suite of bath with mains shower attachment to the taps, wash hand basin and WC. Window to the side elevation, part tiled walls, tiled flooring and radiator.

Outside

The property occupies a pleasant garden plot position and has a lawned front garden area. A side driveway provides off road parking and access to the single garage. The rear garden is slightly elevated and is laid mainly to lawn.

Garage

9'8" x 17'3" (2.964m x 5.280m)

With up and over door, light, power, side window and personal access door.

Energy Performance Certificate

The current energy rating on the property is C (71).



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 procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 SKD007006000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

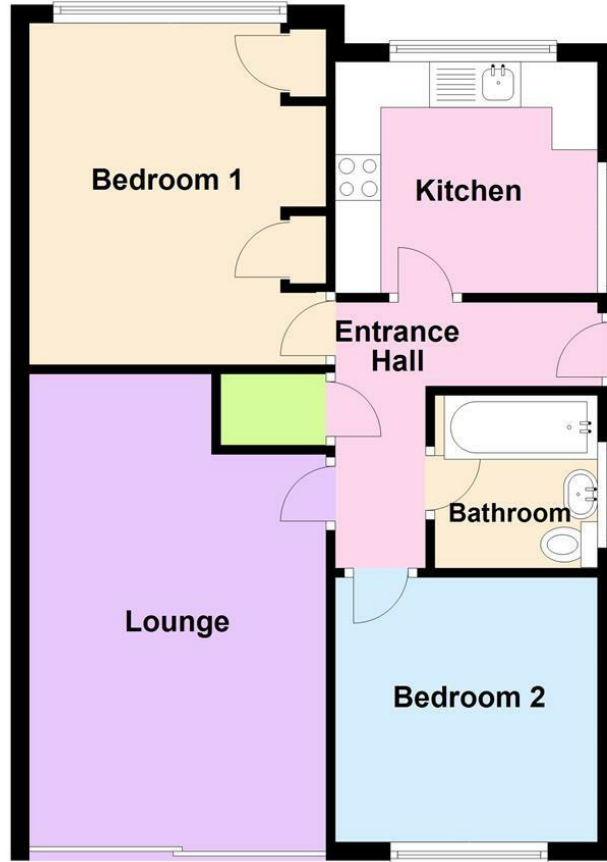
Mortgage Advice

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.

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.

6 Applecroft, Skidby

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

View all our properties at.....

OnTheMarket.com

LEONARDS

SINCE 1884