



24 Greystone Avenue, Hull, East Yorkshire, HU5 5BD

- Located off Spring Bank West
- Gardens with Rear Parking and Garage
- Lounge, Dining Room Area and Kitchen
- Four First Floor Bedrooms and Bathroom
- Ready for Some Improvements and TLC
- Extended Four Bedroom End Terrace House
- Entrance Hall with Stairs off
- Conservatory, Cloakroom Utility and Shower
- Gas Central Heating System (not tested) and Double Glazing
- No Forward Chain

Offers In The Region Of £160,000



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Four bedroom end terrace house, having been extended to provide deceptive and well proportioned accommodation. Offered for sale with No Forward Chain. the house is now ready for some improvements and TLC with accommodation comprising of- Entrance hall, lounge, dining room area, kitchen, conservatory, cloakroom utility with shower, first floor, four bedrooms and a family bathroom. There are garden areas to the front and rear with parking and garage. Gas fired central heating system (not tested) and double glazing. Viewing via Leonards.

Location

Located off Spring Bank West, the property is well placed for local amenities nearby. The city centre is within a short commute and offers an extensive range of shopping leisure and transport facilities.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator, window to the side elevation and access into:

Lounge

11'1" x 10'7" + bay (3.390m x 3.245m + bay)

Window to the front elevation, fire surround with coal effect gas fire (not tested), radiator and access into:

Dining Room Area

21'8" x 7'3" + 9'10" max x 10'7" max (6.612m x 2.212m + 3.022m max x 3.234m max)

Window to the front elevation, two radiators and under stairs cupboard.

Kitchen

10'7" x 10'4" (3.233m x 3.162m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Appliances of electric oven and hob with hood over (all not tested). Open plan access into the conservatory, radiator, tiled flooring and access into the cloakroom utility area off.

Conservatory

17'2" x 8'10" (5.240m x 2.696m)

Overlooking the rear garden with access doors to the rear and tiled flooring.

Cloakroom Utility

10'2" x 10'8" includes wc and shower (3.124m x 3.268m includes wc and shower)

Window to the rear, work surface area and space for appliances. Radiator and access into WC and shower areas off.

Shower Room

With step in shower area, basin and radiator.

First Floor Landing

With access to rooms off. Boiler cupboard housing the gas fired central heating boiler (not tested).

Bedroom One

14'3" to back of wardrobes x 11'3" into bay (4.350m to back of wardrobes x 3.452m into bay)

Two windows to the front elevation, radiator, wardrobes and dressing table.

Bedroom Two

8'10" max x 13'11" (2.715m max x 4.250m)

Window to the rear elevation, radiator, wardrobes and drawers.

Bedroom Three

9'11" x 8'8" (3.029m x 2.643m)

Window to the front elevation, radiator, wardrobes and drawers.

Bedroom Four

6'8" x 16'7" (2.041m x 5.073m)

Windows to the side and rear elevations and radiator.



Bathroom

4'11" x 10'1" (1.507m x 3.091m)

Suite of bath, wash hand basin and WC. Window to the rear elevation, radiator, panelling to the ceiling and tiling to the walls.

Outside

The property occupies a generous garden plot and is located at the far end of Greystone Avenue. There is front garden area and larger rear garden with outbuildings and access to the parking/garage area at the rear.

Energy Performance Certificate

The current energy rating on the property is (D) 57

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 00030267002408. 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. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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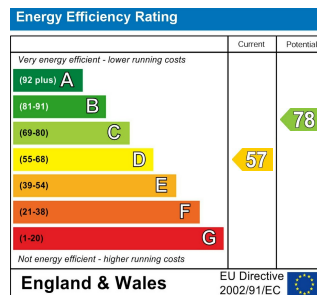
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Potential Layout for guidance purposes only.
Plan produced using PlanUp.

24 Greystone Avenue, Hull



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