



7 Mersey Villas, Rosmead Street, Hull, HU9 2TU

- Two Bedroom Mid Terrace House
- No Forward Chain
- Lounge and Dining Areas
- Ground Floor Bathroom
- Two Bedrooms
- Located off Rosmead Street
- Entrance Hall with Stairs off
- Kitchen with Lobby
- First Floor Landing
- Front and Rear Yard Areas

Offers In The Region Of £70,000



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

7 Mersey Villas, Rosmead Street, Hull, HU9 2TU

Two bedroom terrace house, located off Rosmead Street. The property is offered for sale with No Forward Chain. Requiring some improvements, the accommodation comprises:- Entrance hall, lounge and dining areas, kitchen, rear lobby, ground floor bathroom. On the first floor can be found the two bedrooms. Small yard areas. Double glazing and gas fired central heating system. Viewing via Leonards please.

Location

Located off Rosmead Street, close to New Bridge Road the property is within a short commute of the Mount Pleasant retail park. Local schooling and amenities are nearby.

Entrance Hall

Main front entrance door provides access in to the property. Stairs lead off to the first floor accommodation, radiator and wooden effect flooring.

Lounge Area

10'11" to back of cb x 9'10" + bay (3.336m to back of cb x 3.005m + bay)
Bay window to the front elevation, radiator and wall mounted electric fire.

Dining Area

11'1" to back of cb x 11'1" + window recess (3.390m to back of cb x 3.381m + window recess)
Window to the rear elevation, radiator and under stairs cupboard.

Kitchen

8'8" x 9'3" (2.650m x 2.833m)
Fitted with a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Window to the side elevation, radiator and access into:

Rear Lobby

Window to the side elevation, boiler cupboard with Ideal gas fired central heating boiler.

Ground Floor Bathroom

8'8" x 5'5" (2.656m x 1.667m)
Suite of bath with shower attachments to the taps, wash hand basin and WC.
Window to the side elevation, radiator and part tiled walls.

First Floor Landing

Access to the roof void, cupboard and window to the rear elevation.

Bedroom One

14'2" to back of cb x 9'9" (4.336m to back of cb x 2.984m)
Window to the front elevation and radiator.

Bedroom Two

9'0" to back of cb x 11'2" (2.746m to back of cb x 3.409m)
Window to the rear elevation and radiator.

Outside

The property has pedestrian access from Rosmead Street. There is a small front and rear forecourt areas.

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 A for Council Tax purposes. Local Authority Reference Number 00220254000704. 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

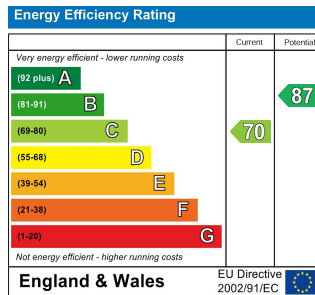
Free Sales Market Appraisal/Valuation

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.



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

7 Mersey Villas, Hull



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....

