



166 Foredyke Avenue, Hull, East Yorkshire, HU7 0DW

- Three Bedroom Detached Family House
- Front Facing Lounge
- First Floor Landing
- Gardens with Parking and Single Garage
- Leased Solar Panels
- Entrance Hall with Stairs off
- Dining Kitchen
- Three Bedrooms and Bathroom
- Gas Fired Central Heating System and Double Glazing
- Viewing Via Leonards

Offers In The Region Of £199,950



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

166 Foredyke Avenue, Hull, East Yorkshire, HU7 0DW

Three bedroom detached family house, located at the far end of Foredyke Avenue with off road parking and a single garage. The accommodation is arranged on two floors and comprises:- Entrance hall, lounge, dining kitchen, first floor with three bedrooms and a family bathroom. Garden areas to the front and rear. Gas fired central heating system and double glazing. Leased solar panels. Viewing via Leonards please.

Location

Located off Glebe Road, the property is well placed for local amenities along Stoneferry and Holwell Road. A wider range of facilities can be found along Holderness Road, Newland Avenue or via a short commute into Hull City Centre.

Entrance Hall

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

Lounge

14'4" to back of chimney breast x 15'7" (4.390m to back of chimney breast x 4.764m) Window to the front elevation, radiator, fire surround with coal effect electric fire, wooden effect flooring and under stairs cupboard.

Dining Kitchen

17'6" x 7'8" (5.336m x 2.345m)

Fitted with a range of base and wall cupboards with work surfaces over which incorporate the single drainer sink unit with mixer tap. Appliances of fridge, electric oven, gas hob with hood over. Space for under counter washing machine and dryer. Window to the rear elevation and patio door to the rear. Wooden effect flooring and radiator.

First Floor Landing

Access to roof void, airing cupboard with tank, window to the side elevation and access to all rooms off.

Bedroom One

11'1" x 11'9" (3.397m x 3.603m)

Window to the rear elevation, radiator, range of wardrobes with bed recess with top cupboards over, dressing table and wooden effect flooring.

Bedroom Two

7'11" x 11'9" (2.416m x 3.584m)

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

Bedroom Three

6'2" x 8'2" + 3'2" x 3'10" (1.887m x 2.501m + 0.976m x 1.172m)

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

Bathroom

6'0" x 5'5" (1.843m x 1.658m)

Suite of bath with shower over and screen, wash hand basin and WC. Window to the rear elevation, radiator and tiling to the walls.

Outside

The property is located at the far end of Foredyke Avenue and has garden areas to the front and rear. The front features a grassed area with footpath access to the front door and via a side gate access to the rear. The rear is mainly paved with enclosed boundaries. At present, there is a garden pond the fish will be removed and are not to be included within the sale of the property.

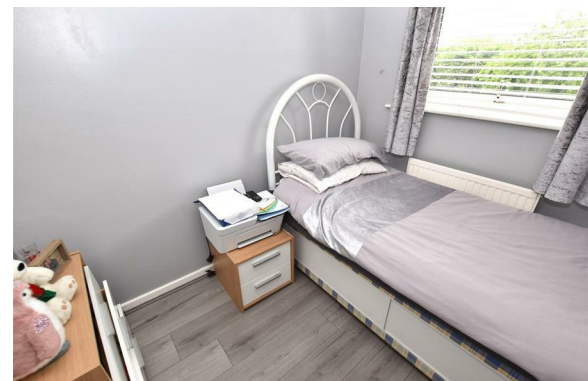
Garage

8'6" x 17'0" (2.592m x 5.184m)

A semi detached single garage with front access door, side pedestrian door, light and power.

Energy Performance Certificate

The current energy rating on the property is B (85).



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 00190076016605. 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).

Tenure

The tenure of this property is Freehold. The property has rent a roof solar panels on 25 year lease from 28th Sept 2015.

Services

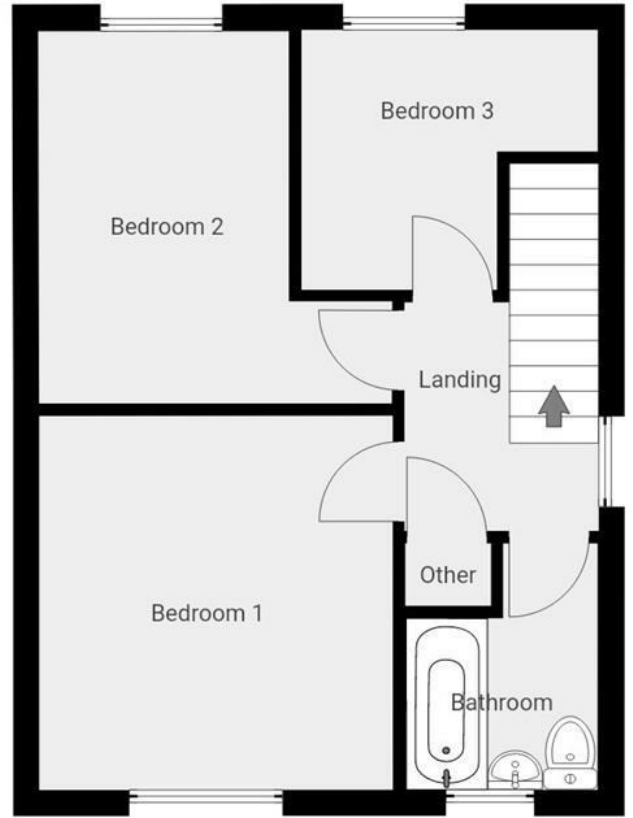
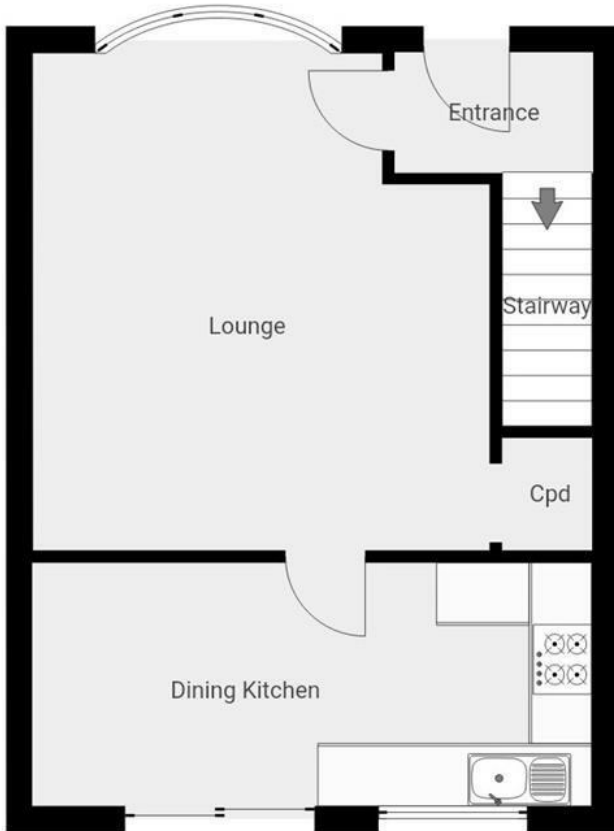
The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.

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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Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(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	

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