



10 Holderness Cottages, Paull, Hull, East Yorkshire, HU12 8AB

- Four Bedroom End Terrace Family House
- Side Entrance Hall with Stairs off
- Kitchen with Rear Lobby
- Four First Floor Bedrooms
- Gardens with Parking and Garage
- Village Location with Distant Front Countryside Views
- Lounge Diner
- Ground Floor Shower Room
- First Floor Cloakroom WC
- Gas Fired Central Heating System and Double Glazing

Offers In The Region Of £190,000



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Four bedroom end terrace house, offered for sale with No Forward Chain this super house occupies a generous garden plot within this Holderness village location and enjoys distant countryside views from the front elevation. Recommended for viewing to fully appreciate the inside and outside space provided the accommodation comprises:- Side entrance hall, lounge diner, kitchen, ground floor shower and a rear lobby. On the first floor can be the FOUR bedrooms and a cloakroom/WC. Garden areas to front and rear with single garage. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Located in the East Hull village of Paull with transport links to Hull city centre and the neighbouring market town of Hedon which is home to local shops, restaurants and public houses.

Side Entrance Hall

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

Lounge Diner

13'3" to cb x 11'10" + 8'9" x 8'6" (4.039m to cb x 3.610m + 2.673m x 2.596m)

Two windows to the front elevation, fireplace with coal effect gas fire, two radiators and fitted top cupboard.

Kitchen

15'7" x 10'10" (4.770m x 3.310m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Space for appliances of electric cooker, fridge and washing machine. Window to the rear elevation, radiator, under stairs cupboard, part tiled walls and tiled flooring.

Ground Floor Shower Room

7'7" x 7'10" max includes lobby (2.335m x 2.395m max includes lobby)

Modern suite of shower cubicle with electric shower unit, WC and basin, windows to the side and rear elevations, towel rail radiator, electric wall heater, tiled walls and flooring.

Rear Entrance

Side entrance door, tiled flooring and store cupboard off.

First Floor Landing

Access to roof void and access to all rooms off.

Bedroom One

12'1" x 11'9" (3.684m x 3.603m)

Window to the front elevation, radiator and store cupboard.

Bedroom Two

10'4" to back of wardrobes x 11'10" (3.162m to back of wardrobes x 3.621m)

Window to the front elevation, cupboard and wardrobes.

Bedroom Three

8'8" x 11'4" (2.663m x 3.466m)

Window to the rear elevation and radiator.

Bedroom Four

10'2" x 8'3" (3.109m x 2.527m)

Window to the rear elevation, radiator and cupboard housing the modern Worcester gas fired central heating boiler.

Cloakroom WC

Window to the rear elevation, suite of WC, wash hand basin and towel rail radiator.



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Outside

The property occupies a generous garden plot and has garden areas to the front and rear. A front boundary wall with personal gate provides pedestrian access to the front. A side ten foot allows vehicle access to the rear. To the rear there are further lawned garden areas. We have also been advised that there is a right of way access for the neighbouring properties across the back of the property. Off road parking is available with access to a single garage.

Garage

10'4" x 18'1" (3.174m x 5.537m)

With up and over door, side personal door, light and power provided.

Energy Performance Certificate

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

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 PAU010010000. 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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Ground Floor



First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

10 Holderness Cottages, Paul

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	71	83

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