



8 Sophia Close, Hull, East Yorkshire, HU2 9PG

- Semi Detached House
- Entrance into Kitchen
- First Floor Landing
- Bathroom
- Off Road Parking
- No Forward Chain
- Rear Facing Lounge
- Two Bedrooms
- Rear Garden Area
- Close to Amenities

Offers In The Region Of £90,000



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Two bedroom semi detached house with potential for upgrading. Ideally located within a short drive from Hull City Centre, the property benefits from gas central heating and double glazing. Comprising of a kitchen, lounge with stairs off, two bedrooms and a bathroom. Off road parking to the front and a small rear garden. No forward chain. Viewing via Leonards please.

Location

he property is located on Sophia Close, off Fountain Road which in turn is off Beverley Road. Ideally located with the City Centre only a few minutes away.

Kitchen

12'6" x 6'9" (3.828m x 2.072m)

Main front entrance door provides access into the property. A double glazed window to the front aspect. Wall mounted combi boiler. Fitted with base, wall and drawer units with contrasting work surfaces. Sink unit with mixer tap. Tiled splash backs. Space for appliances. Radiator. Door leading into the lounge.

Lounge

12'7" x 13'5" (3.843m x 4.096m)

Patio door to rear which requires attention. Stairs lead off to the first floor accommodation and radiator.

First Floor Landing

Access to rooms off.

Bedroom One

9'2" x 11'4" (2.800m x 3.462m)

Window to the rear elevation, radiator, store cupboard and wooden effect flooring.

Bedroom Two

6'9" x 8'11" (2.081m x 2.741m)

Window to the front, radiator and access to roof void.

Bathroom

5'5" x 7'8" (1.656m x 2.355m)

Suite of bath with mains shower attachment to the taps and screen, wash hand basin and WC. Radiator, window top the front elevation, part panelled and tiled walls.

Outside

There is off road parking available to the front with side pedestrian access to the small rear garden area. Outside store.

Energy Performance Certificate

The current energy rating on the property is D (62).

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 0016002000040B. 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

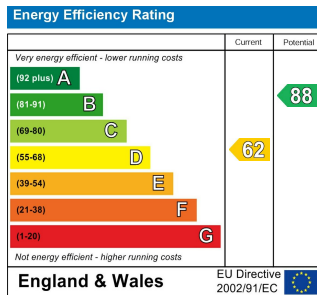
The tenure of this property is Freehold.

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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