



34 Woodcroft Avenue, Hull, East Yorkshire, HU6 8LH

- Three Bedroom Semi Detached House
- Well Proportioned Rear Garden
- Entrance Hall with Stairs off
- Kitchen with Rear Access and Ground Floor WC
- Off Road Parking with Garage
- Offered For Sale with No Forward Chain
- Located off Inglemire Lane
- Lounge with Dining Area
- Three Bedrooms and Shower Room
- Gas Central Heating System and Majority Double Glazed

Offers In The Region Of £150,000



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34 Woodcroft Avenue, Hull, East Yorkshire, HU6 8LH

Three bedroom semi detached house, offered for sale with No Forward Chain. Well placed for access to local amenities, the University and the Newland area of the city. Occupying a pleasant garden plot, a real feature of the property is surely the well proportioned rear garden area. The accommodation comprises:- Entrance hall, lounge with dining area, kitchen, rear access and GF WC. On the first floor can be found the three bedrooms and a shower room. Off road parking with driveway access to the garage and rear garden. Gas fired central heating system and majority double glazing. Viewing via Leonards please.

Location

Located off Inglemire Lane and Oldstead Avenue the property is well placed for local amenities, the University and the vibrant Newland area of the city. The nearby village of Cottingham is also within a short commute.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and access into the ground floor rooms off.

Lounge Area

11'11" x 13'1" (3.653m x 4.008m)

Window to the front elevation, fire surround with electric fire, radiator and open plan access into:

Dining Area

9'4" x 11'1" (2.869m x 3.393m)

Patio door provides access to the rear garden area, radiator, tiled flooring and glazed hatch to the kitchen.

Kitchen

8'10" x 11'3" (2.716m x 3.440m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit with mixer tap, built in oven and hob with hood over and space for free standing appliances. Windows to the side elevation, radiator and part tiled walls. Internal door leads into:

Looby

With side entrance door and access into:

Ground Floor WC

Suite of WC, part tiled walls and window to the side elevation.

Rear Porch

Rear entrance door to the outside.

First Floor Landing

Window to the side elevation, access to all rooms off.

Bedroom One

9'3" to wardrobes x 13'6" (2.831m to wardrobes x 4.122m)

Window to the front elevation, radiator and wardrobes.

Bedroom Two

11'2" x 11'1" (3.410m x 3.382m)

Window to the rear elevation, radiator and store cupboard.

Bedroom Three

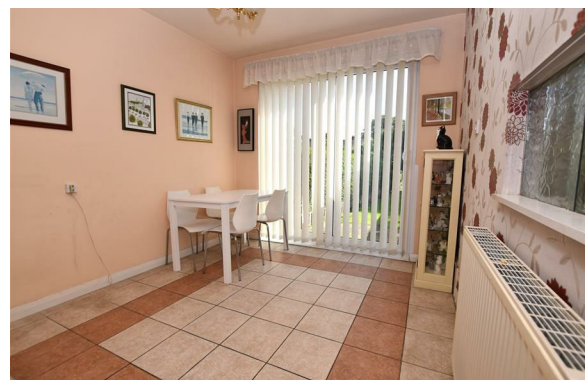
7'3" x 8'9" (2.234m x 2.672m)

Window to the front elevation, radiator and boiler cupboard housing the gas fired central heating boiler.

Shower Room

7'3" x 6'6" (2.231m x 1.988m)

Suite of shower cubicle, wash hand basin and WC. Part tiled and panelled walls. Window to the rear elevation.



Outside

The property occupies a pleasant garden plot and stands behind a hedged front boundary. A side driveway provides off road parking and access to the garage and rear garden. The well proportioned rear garden is laid mainly to lawn. There is useful former cat run area which could be either removed or repurposed.

Garage

8'7" x 16'5" (2.620m x 5.028m)

With front access door, side pedestrian door and side and rear windows.

Energy Performance Certificate

The current energy rating on the property is pending.

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 .00060041003408 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. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <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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Energy Efficiency Rating		
	Current	Potential
Very 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	

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