



49 Ganton Way, Willerby, Hull, East Yorkshire, HU10 6NH

- Two Bedroom Semi Detached Bungalow
- No Forward Chain
- Lounge
- Bathroom
- Garden Areas with Drive to Garage
- Requires Updating and Improvement
- Entrance Lobby
- Kitchen
- Two Bedrooms
- Gas Central Heating System

Offers In The Region Of £147,000



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Two bedroom semi detached bungalow, offered for sale with No Forward Chain. Located off Kingston Road and Blackthorn Lane the property is well placed for local amenities and the Anlaby retail park. Requiring a scheme of improvements and repair the accommodation comprises:- Entrance lobby, lounge, kitchen, inner hall, two bedrooms and a bathroom. On the outside, there are garden areas to the front and rear with off road parking provide access to the single garage. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Situated close to the amenities of Willerby, including schools, restaurants and public houses.

Entrance Lobby

Main front entrance door provides access into the property, store/cloaks cupboard with Worcester gas fired central heating boiler (not tested). Access into:

Lounge

11'2" x 16'7" (3.424m x 5.079m)

Window to the front elevation, radiator, fire surround with coal effect fire (not tested).

Kitchen

7'7" x 9'9" (2.327m x 2.994m)

Containing a range of base and wall units, work surfaces with sink unit with mixer tap. Space for appliances, part tiled walls, tiled flooring, radiator and store cupboard. Window to the side elevation with adjoining side entrance door.

Inner Hall

Store cupboard, access to roof void and doors to all rooms off.

Bedroom One

8'3" x 13'11" (2.527m x 4.244m)

Window to the rear elevation, radiator and built in cupboard/wardrobe.

Bedroom Two

8'8" x 10'6" (2.650m x 3.222m)

Window to the rear elevation, radiator and built in cupboard/wardrobe.

Bathroom

5'5" x 6'11" (1.661m x 2.120m)

Suite of bath with shower over and screen, wash hand basin and WC. Part tiled walls, radiator and window to the side elevation.

Outside

The property has garden areas to the front and rear. A side driveway provides off road parking and access to the garage and rear garden. The enclosed rear garden contains a small garden shed.

Garage

8'2" x 17'9" (2.497m x 5.432m)

With up and over door, side single glazed window, light, power and tap.

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 C for Council Tax purposes. Local Authority Reference Number WIB136049000. 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

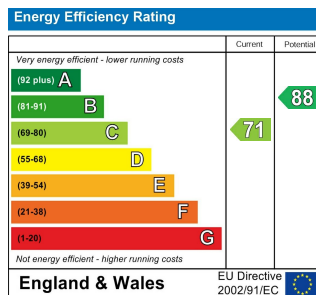
The tenure of this property is Freehold.

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.



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.

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