



149 Barham Road, Hull, East Yorkshire, HU9 4JN

- Two Bedroom Semi Detached House
- Entrance Hall with Stairs off
- Breakfast Room and Kitchen
- Two Bedrooms
- Off Road Parking to the Front and Rear Garden
- Offered For Sale with No Forward Chain
- Lounge and Dining Room
- First Floor Landing
- Bathroom and Sep WC
- Gas Central Heating System and Part Double Glazing

Offers In The Region Of £110,000



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Two bedroom semi detached house, offered for sale with No Forward Chain. The property would benefit from a scheme of improvements and updating. The accommodation comprises:- Entrance hall, lounge, dining room, breakfast room, kitchen, first floor landing, two bedrooms, bathroom and sep WC. Off road parking to the front and rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Forming part of the popular/convenient residential location served by shops, schools, good road links and regular public transport services.

Entrance Hall

Main front entrance door provides access into the property, radiator, stairs lead off to the first floor with under stairs cupboard/meter.

Lounge

11'4" x 10'10" (3.479m x 3.325m)

Window to the front elevation with secondary double glazed unit, fireplace with electric fire and radiator.

Dining Area

8'10" x 9'2" (2.715m x 2.813m)

Sliding patio door to the rear.

Breakfast Room

8'10" x 9'1" (2.717m x 2.782m)

Window to the rear elevation, feature circular window to the side elevation and radiator.

Kitchen

11'10" x 9'3" (3.612m x 2.821m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Gas water heater and radiator. Windows to the side end rear elevations, entrance doors to the front and side.

First Floor Landing

Access to roof void, store cupboard and access to all rooms off.

Bedroom One

15'0" to back of wardrobes x 9'2" (4.587m to back of wardrobes x 2.815m)

Two windows to the front elevation, radiator, wardrobes with bed recess and boiler cupboard with gas fired central heating boiler.

Bedroom Two

9'3" x 10'11" (2.824m x 3.339m)

Window to the rear elevation and radiator.

Bathroom

5'8" x 5'6" (1.736m x 1.694m)

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

Sep WC

Suite of WC, window to the side elevation, radiator and tiling to the walls.

Outside

The property has garden areas to the front and rear. The front is mainly block paved with off road parking provision. The rear garden is laid to lawn with established borders.

Energy Performance Certificate

The current energy rating on the property is D (68).



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 00360024014901. 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

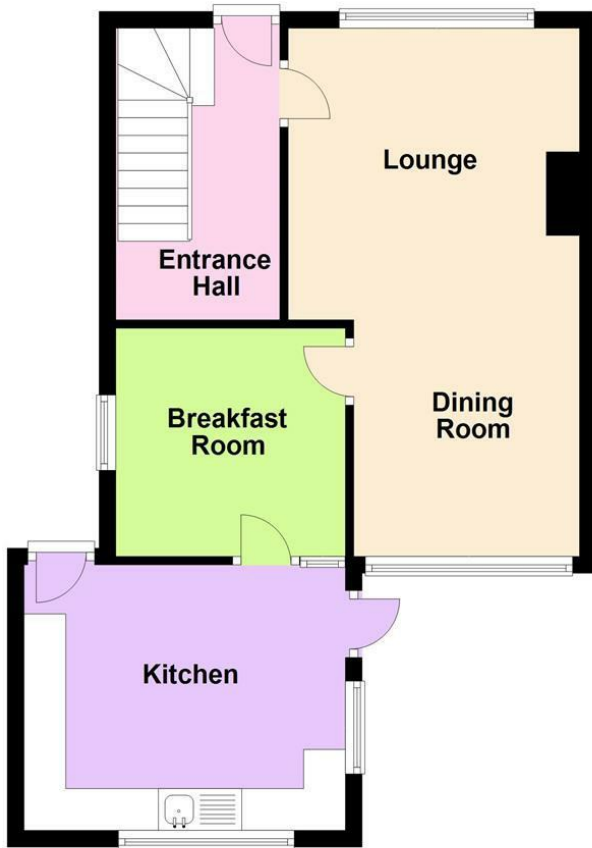
Strictly through the sole agents Leonards 01482 375212/01482 330777

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.



Ground Floor



First Floor



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

Plan produced using PlanUp.

149 Barham Road, Hull

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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