



291 Annandale Road, Hull, East Yorkshire, HU9 5HD

- Three Bedroom Mid Terrace House
- Entrance Hall with Stairs Off
- Rear Facing Kitchen
- Three Bedrooms and Bathroom
- Rear Garden with Outhouse
- No Forward Chain
- Front Facing Lounge
- First Floor Landing
- Off Road Parking
- Gas Central Heating System and Double Glazing

Offers In The Region Of £95,000



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Three bedroom mid terrace house, offered for sale with No Forward Chain. The accommodation comprises:- Entrance hall, lounge, kitchen, first floor landing, three bedrooms and bathroom. Off road parking to the front and rear garden area with outhouse. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Located just off Preston Road close to the Sports Stadium the property is within a short driving distance of the Holderness Road shopping area with its variety of local amenities including public transport, local schooling, a park with boating area and play facilities.

Entrance Hall

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

Lounge

10'10" x 14'10" (3.310m x 4.541m)

Window to the front elevation, radiator, wall mounted feature fire and wooden effect flooring.

Kitchen

14'10" x 8'1" (4.539m x 2.481m)

Modern fitted kitchen with ample base wall and drawer units with contrasting work surfaces and glass fronted cabinets. Circular stainless steel sink unit with mixer tap. Gas hob and electric oven. Extractor over. Contemporary splash backs. Radiator and space for appliances. There are uPVC double glazed French doors leading out into the rear garden.

First Floor Landing

Access to the loft. Doors leading into three bedrooms and bathroom.

Bedroom One

7'9" to wardrobes x 14'4" (2.372m to wardrobes x 4.388m)

Window to the front elevation, radiator. Built in wardrobes and over head storage facilities.

Bedroom Two

8'9" x 8'11" (2.681m x 2.720m)

Window to the rear elevation, radiator. Cupboard housing the central heating boiler.

Bedroom Three

6'11" x 6'8" + door recess (2.120m x 2.038m + door recess)

Window to the front elevation, radiator and cupboard with stairs bulkhead.

Bathroom

7'11" x 5'5" (2.419m x 1.659m)

Suite of panel bath with plumbed in shower, vanity unit with sink inset and mixer tap and cupboard beneath and a low level flush WC. Windows to the rear elevation and radiator.

Outside

At the front of the property there is a driveway for two vehicles accessed through gates. At the rear garden area with outhouse and a further wooden shed. A side gate leads into a shared passageway.

Energy Performance Certificate

The current energy rating on the property is D (61).



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 00380001029108. 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.

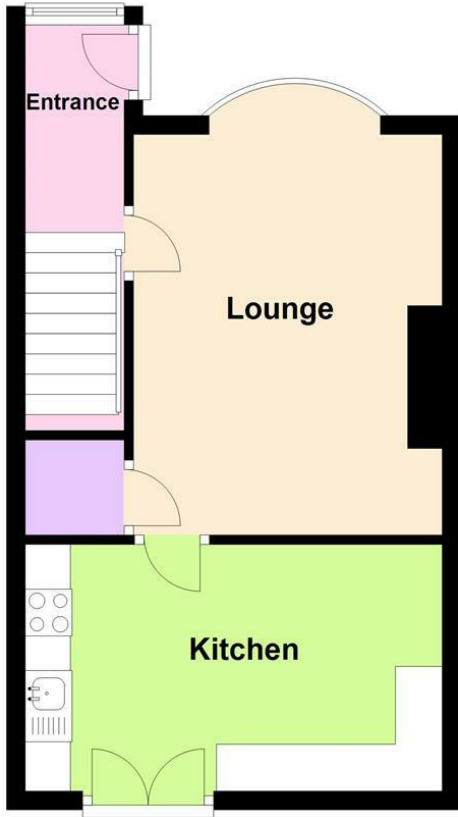
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

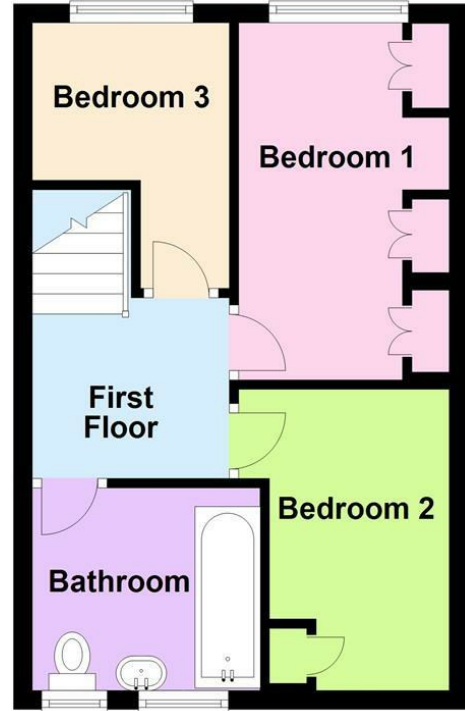
Free Sales Market Appraisal/Valuation

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



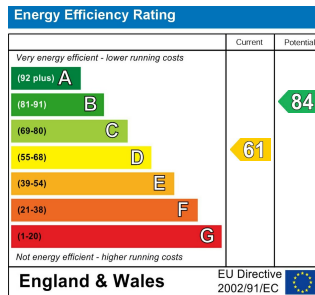
First Floor



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

Plan produced using PlanUp.

291 Annandale Road, Hull



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