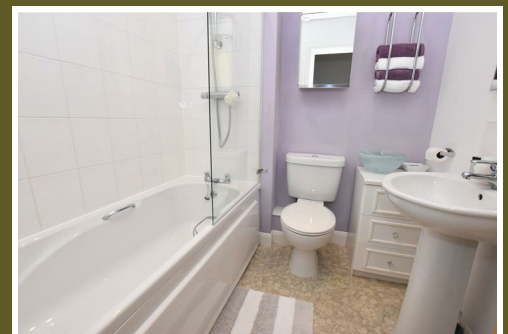




3 Hillingdon Way Mitcham Road, Hull, East Yorkshire, HU8 0SZ

- Shared Ownership Property - Price Represents a 50% Share
- Entrance Hall with Ground Floor Cloakroom WC
- Rear Facing Lounge Diner
- Bedroom One with En Suite Shower Room
- Low Maintenance Garden Areas
- Well Presented Accommodation
- Modern Front Facing Kitchen
- First Floor Landing with Rooms off
- Two Further Bedrooms and Bathroom
- Gas Fired Central Heating System and Double Glazing

50% Shared Ownership £90,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

3 Hillingdon Way Mitcham Road, Hull, East Yorkshire, HU8 0SZ

Welcome to this charming shared ownership mid-terrace house located on Hillingdon Way, Mitcham Road, Hull. This property boasts a delightful combination of 1 reception room, 3 bedrooms, and 2 bathrooms, making it an ideal home for a family or those who love to entertain guests. The well-appointed bedrooms provide ample space for rest and relaxation, ensuring everyone has their own comfortable retreat. With 2 bathrooms in the property, morning routines will be a breeze, allowing for a harmonious start to the day without any queues or delays. The convenience of having multiple bathrooms cannot be overstated, especially during busy mornings or when guests come to visit. Located in the heart of Hull, this house offers not just a place to live, but a community to be a part of. The surrounding area provides easy access to local amenities, schools, and parks, making it a convenient and desirable location for families. Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer.

Location

Located off Saltshouse Road and Mitcham Road, the house is within a short commute of local facilities nearby. A wider range of amenities can be found along Holderness Road and there is an Asda supermarket nearby in Bilton.

Entrance Hall

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

Cloakroom

Suite of WC and wash hand basin, window to the front elevation, radiator, extractor fan and wooden effect flooring.

Kitchen

6'2" x 9'9" (1.885m x 2.985m)

Fitted with a range of base and wall units, work surfaces incorporate the single drainer sink unit with mixer tap. Appliances of electric oven with gas hob and hood over. Space for washing machine, dishwasher and fridge/freezer. Concealed gas fired central heating boiler, window to the front elevation and wooden effect flooring. Open access to the hallway with no door in place to maximise the space available.

Lounge Diner

13'11" x 16'9" (4.243m x 5.114m)

French doors overlook the rear and provide access to the rear garden area, two feature wall mounted radiators, under stairs cupboard and wooden effect flooring.

First Floor Landing

Access to all rooms off.

Bedroom One

10'5" x 10'1" (3.195m x 3.082m)

Window to the front elevation, radiator and access to roof void. Store cupboard over the stairs with electric heater.

En Suite Shower Room

5'1" x 5'7" (1.570m x 1.712m)

Suite of shower cubicle with Mira shower unit, wash hand basin and WC. Window to the front elevation, towel rail radiator and extractor fan.

Bedroom Two

7'4" x 9'10" (2.247m x 3.014m)

Window to the rear elevation and radiator.

Bedroom Three

6'2" x 9'10" (1.904m x 3.013m)

Window to the rear elevation and radiator.

Bathroom

6'3" x 6'2" (1.920m x 1.897m)

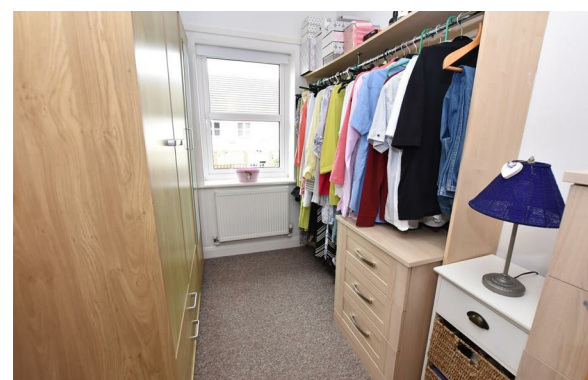
Suite of bath with mains shower over with screen, wash hand basin and WC. Wash hand basin and WC. Part tiled walls, towel rail radiator and extractor fan.

Outside

There is a small low maintenance front garden area. To the rear there is mainly paved split level rear garden area with defined boundaries and ornamental borders. There is parking in front of the property, however this does not form part of the property title with no guarantee of a free space being available.

Energy Performance Certificate

The current energy rating on the property is C (77).



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 00390078000301. 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 Leasehold. Lease term 125 years from 1st April 2009. The property is offered for sale under a shared ownership scheme. The price advertised represents a 50% share of this property. All interested parties must complete a home ownership and intermediate rent application form. Rent will be payable on the further 50% share of the property. The current monthly charges from 1st April 2024:

Rent: £157.88

Buildings Insurance £4.58

Management Fee £4.17

Total £166.63

Shared Ownership

The property is offered for sale in conjunction with together homes. In order to be approved the purchaser would need to be approved to purchase the property and meet the following criteria:

You should be a British citizen or have indefinite leave to remain.

You need to have access to or can raise funds to cover the legal costs of buying a home.

Your annual household income cannot exceed £80,000 per year.

You should generally be a first time buyer. However, if you do already own a property, you must be in the process of selling it.

The shared ownership home you are looking to buy must be your only home and you must not sublet it.

You should not be able to afford to buy a home suitable for your housing needs on the open market.

You must provide proof that you are not in mortgage or rent arrears.

You must demonstrate that you have a good credit history and can afford the regular payments and costs involved in buying a home.

From September 2022 Homes England regulations require all shared ownership purchasers must use an independent financial advisor to assess their affordability this is also required for cash purchasers.

You must use as much of your savings and Equity to purchase the resale property, this may mean you will be asked to purchase a higher share, if this is an available option.

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.





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(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	

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.