



3 Camborne Grove, Lamorna Avenue, Hull, East Yorkshire, HU8

- Extended Two/Three Bedroom Mid Terrace House
- Located off Lamorna Avenue
- Parking and Garage at the Rear
- Porch with Lobby
- Front Facing Lounge
- Dining Area with access to Kitchen
- Ground Floor WC
- Two/Three Bedrooms with Jack and Jill Bathroom
- Garden Areas to Front and Rear
- Majority Double Glazing and Gas Central Heating System

Offers In The Region Of £115,000



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 Camborne Grove, Lamorna Avenue, Hull, East Yorkshire, HU8

Extended two/three bedroom mid terrace house, located off Lamorna Avenue the property benefits from off road parking at the rear with a single garage. The property and garage are now ready for some updates and improvements and therefore the price offered is reflecting some work being required. The accommodation comprises:- Entrance porch, lobby, lounge, dining area, kitchen, ground floor WC, first floor landing, three bedrooms (or two bedrooms and a hobbies room) along with a Jack and Jill bathroom with three piece suite. Front and rear garden areas, garage and parking with rear ten foot access. Gas fired central heating system and majority double glazed.

Location

Positioned in an established residential location of East Hull, ideally positioned off Lamorna Avenue and Chamberlain Road giving easy access to an array of its local amenities, schools and road links to all areas of Hull.

Entrance Porch

Main single glazed entrance door provides access into the property.

Lobby

Inner door leads into the lobby area, stairs lead off to the first floor accommodation, radiator and access into:

Lounge

10'11" x 11'6" (3.346m x 3.520m)

Bay window to the front elevation, fire surround with electric fire and under stairs cupboard. Access into:

Dining Area

13'9" x 6'2" (4.196m x 1.880m)

Wooden effect flooring, radiator and open plan access into:

Kitchen

9'1" x 12'6" (2.794m x 3.823m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of gas hob with space for washing machine and fridge/freezer. Part tiled walls, gas fired central heating boiler and French doors to the rear.

Ground Floor WC

2'11" x 9'5" (0.903m x 2.871m)

Suite of wc and wash hand basin.

First Floor Landing

Access to roof void and all rooms off.

Bedroom One

10'10" + recess x 10'2" + bay (3.323m + recess x 3.111m + bay)

Two windows to the front elevation, shelves over stairs bulkhead and radiator.

Bedroom Two

12'5" x 6'0" + 6'4" x 5'10" (3.786m x 1.829m + 1.950m x 1.779m)

Two windows to the rear, radiator. Access into Bedroom Three and folding door to the Bathroom.

Bedroom Three/Hobbies Room

8'2" x 7'10" (2.495m x 2.402m)

Radiator, access to the landing and Bedroom Two.

Bathroom

5'5" x 4'11" + 5'6" x 5'3" (1.665m x 1.524m + 1.682m x 1.619m)

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

Outside

The property has a hard landscaped front garden area with pedestrian access to the front door. The rear garden is laid mainly to lawn with borders and access to the garage at the rear with parking space.



Garage

8'11" x 17'11" (2.741m x 5.485m)

With up and over door, roof requiring attention/replacement.

Energy Performance Certificate

The current energy rating on the property is D (62).

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 00190099000305. 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

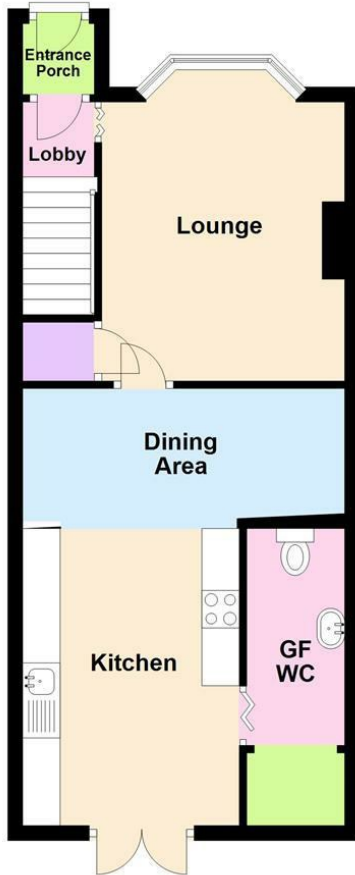
Strictly through the sole agents Leonards 01482 375212/01482 330777

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



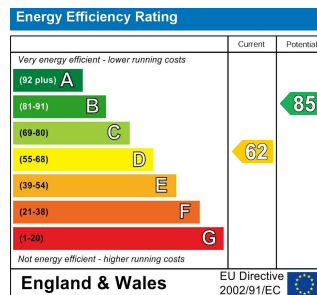
First Floor



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

Plan produced using PlanUp.

3 Camborne Avenue, Hull



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.