



6 Lee Villas, Lee Street, Hull, East Yorkshire, HU8 8NJ

- Two Bedroom End Terrace House
- Offered For Sale with No Forward Chain
- Lounge and Dining Area
- Two Bedrooms and Bathroom
- Gas Fired Central Heating System and Separate Water Heater
- Located off Lee Street
- Entrance Lobby
- Rear Facing Kitchen
- Small Yard Areas (Store at the Rear)
- Double Glazing

Offers In The Region Of £85,000



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6 Lee Villas, Lee Street, Hull, East Yorkshire, HU8 8NJ

Two bedroom end terrace house, located off Lee Street and Holderness Road. Offered for sale with No Forward Chain. The accommodation comprises:- Entrance lobby, lounge, dining area, kitchen, first floor landing, two bedrooms and bathroom. Small yard areas with store at the rear. Double glazing and gas fired central heating system with separate gas water heater. Viewing via Leonards.

Location

Located off Lee Street towards the top end off Holderness Road. A host of local amenities are nearby including East Park and the Woodford Leisure Centre.

Entrance Lobby

Main front entrance door provides access into the lobby area. Wooden effect flooring and inner single glazed door provides access into:

Lounge

14'1" x 11'3" extends to 12'8" (4.299m x 3.438m extends to 3.883m)

Window to the front elevation, fire surround with gas fire, radiator, door to inner lobby and sliding door provides access into:

Dining Area

11'4" x 11'3" (3.467m x 3.433m)

Window to the rear elevation, radiator, under stairs recess, wooden effect flooring, Window to the rear elevation and internal doors to the inner lobby and kitchen.

Inner Lobby

Stairs leading off to the first floor accommodation and radiator.

Kitchen

8'1" x 13'3" (2.475m x 4.046m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit., tiled splashback. Space for appliances, window to the rear elevation and French doors to the side. Wooden effect flooring and radiator.

First Floor Landing

Access to roof void with drop down cord for plug in light fitting.

Bedroom One

14'1" to back of wardrobes x 11'0" (4.297m to back of wardrobes x 3.359m)

Two windows to the front elevation, radiator and wardrobes with sliding doors.

Bedroom Two

9'1" to back of wardrobes x 11'3" (2.785m to back of wardrobes x 3.452m)

Window to the rear elevation, radiator and wardrobes with drawers and sliding doors which contain the gas fired central heating boiler.

Bathroom

8'6" x 6'6" (2.600m x 2.000m)

Suite of bath with electric shower unit over, wash hand basin and WC. Wall mounted gas water heater, window to the rear elevation, part tiled walls and radiator.

Outside

Small yard areas to the front and rear. Store at the rear.

Energy Performance Certificate

The current energy rating on the property is D (64).



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 00190196000608. 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



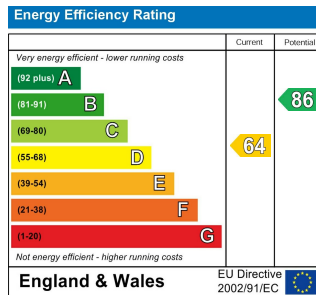
First Floor



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

Plan produced using PlanUp.

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