



16 Greystone Avenue, Hull, East Yorkshire, HU5 5BD

- Two Bedroom Mid Terrace House
- Small Entrance Lobby
- Rear Porch
- First Floor Landing
- Garden Areas
- Requires Updating and Improvements Throughout
- Kitchen
- GF WC
- Two Bedrooms and Bathroom
- No Forward Chain

Offers In The Region Of £75,000



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Two bedroom mid terrace house, located off Spring Bank West. Requiring updating and improvements throughout the property is offered for sale with No Forward Chain. The accommodation comprises:- Entrance lobby, lounge, kitchen, rear porch and GF WC. On the first floor can be found the two bedrooms and a bathroom. Garden areas to front and rear. Viewing via Leonards.

Location

Located off Spring Bank West, the property is well placed for local amenities nearby. The city centre is within a short commute and offers an extensive range of shopping leisure and transport facilities.

Entrance Lobby

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

Lounge

10'7" x 13'0" into bay (3.229m x 3.965m into bay)
Window to the front elevation, Morso room heater (not tested) set in surround.

Kitchen

11'1" x 7'2" (3.383m x 2.193m)
With sink unit, cupboards off and window into the rear porch.

Rear Porch

Access to the rear.

GF WC

WC and window to the rear.

First Floor Landing

Access to rooms off.

Bedroom One

14'2" into recess x 11'5" max (4.319m into recess x 3.482m max)
Windows to the front elevation.

Bedroom Two

8'10" x 8'11" (2.705m x 2.729m)
Window to rear elevation.

Bathroom

5'0" x 5'5" (1.539m x 1.674m)
Suite of bath and basin. Window to the rear elevation.

Outside

Small front garden and larger overgrown rear garden area.

Energy Performance Certificate

The current energy rating on the property is F (35).

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 00030267001602. 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 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.

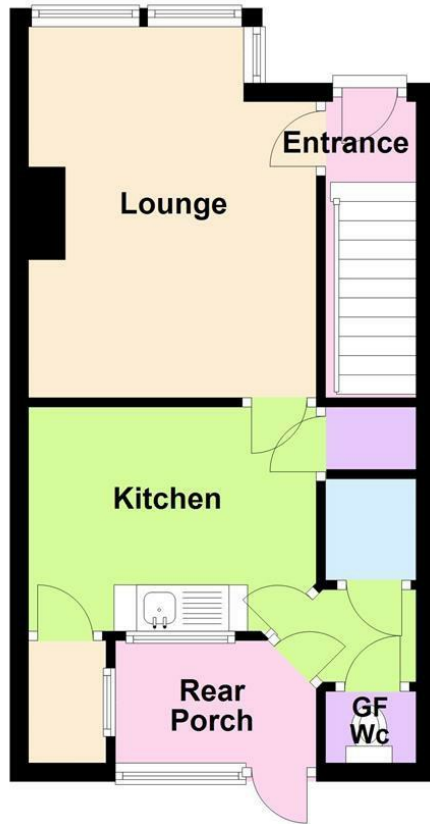
Viewings

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



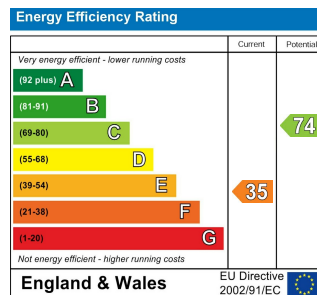
First Floor



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

Plan produced using PlanUp.

16 Greystone Avenue, Hull



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