



28 Watt Street, Hull, East Yorkshire, HU9 3BJ

- Two Bedroom plus Box Bedroom Three End Terrace House
- No Forward Chain
- Lounge and Dining room
- First Floor Landing
- Bathroom
- Requires Updating and Improvements Throughout
- Entrance Hall with Stairs off
- Kitchen
- Two Bedrooms and Box Bedroom Three
- Gardens with Parking and Garage

Offers In The Region Of £110,000



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

28 Watt Street, Hull, East Yorkshire, HU9 3BJ

End terrace house with two bedrooms plus box bedroom three. Requires a scheme of improvements and updating throughout. Offered for sale with No Forward Chain. The accommodation comprises:- Entrance hall, lounge, dining room, pantry, kitchen, first floor landing, two bedrooms, box bedroom three and a bathroom. Front and rear areas with side (restricted access) shared driveway to the rear garden with garage and boiler house. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

The property is located on Watt Street which runs between Brindley Street and Southcoates Lane. Holderness Road has numerous amenities, shops, and local bus routes. There are also local schools nearby, East Park is a short walk away, and Woodford Leisure Centre is a five minute drive.

Entrance Hall

Main front entrance door provides access into the property. Radiator and stairs lead off to the first floor accommodation with under stairs cupboard.

Lounge

10'9" to back of chimney breast x 15'2" max into b (3.300m to back of chimney breast x 4.631m max into)

Bay window to the front elevation, fireplace with coal effect gas fire (not tested), radiator and inner doors leading into:

Dining Room

10'9" to back of chimney breast x 11'10" (3.297m to back of chimney breast x 3.625m)

Window to the rear elevation, radiator and door to kitchen. Pantry area off with shelving and window to the side elevation.

Kitchen

5'11" max x 16'5" (1.809m max x 5.010m)

Containing a range of base and wall units, work surfaces with double drainer sink unit. Space for appliances, windows to the side and rear elevations with side entrance door. Two radiators.

First Floor Landing

Window to the side elevation, radiator and access into rooms off.

Bedroom One

8'9" to wardrobes x 15'3" into bay (2.690m to wardrobes x 4.649m into bay)

Window to the front elevation, radiator and wardrobes.

Bedroom Two

9'0" to wardrobes x 11'11" (2.758m to wardrobes x 3.650m)

Window to the rear elevation, radiator, shelving, wardrobes and airing cupboard with tank (not tested).

Box Bedroom Three

6'0" x 6'2" (1.833m x 1.899m)

Window to the front elevation.

Bathroom

5'11" x 8'1" (1.814m x 2.478m)

Suite of bath, wash hand basin and WC. Window to the rear elevation, radiator and tiling to the walls.

Outside

Block paved area to the front with shared side driveway with restricted access (6ft wide) to the rear garden area. To the rear there is a single garage and boiler house.

Energy Performance Certificate

The current energy rating on the property is D (63).



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 00230123002801. 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 currently unregistered at the land registry.

Viewings

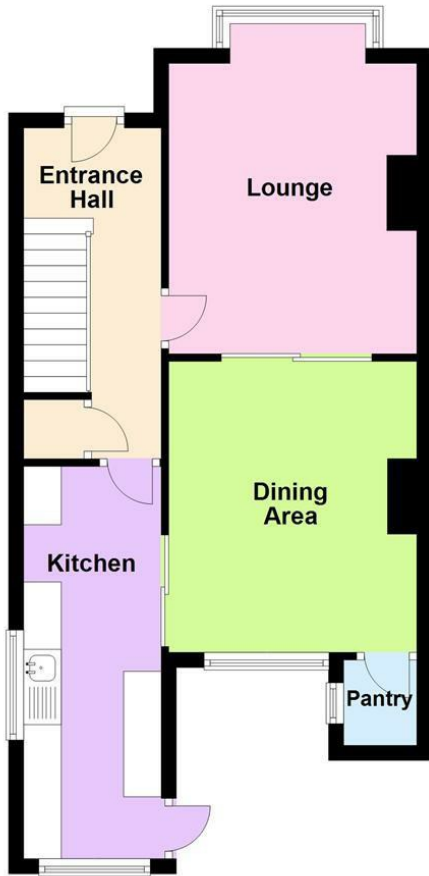
Strictly through the sole agents Leonards 01482 375212/01482 330777

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



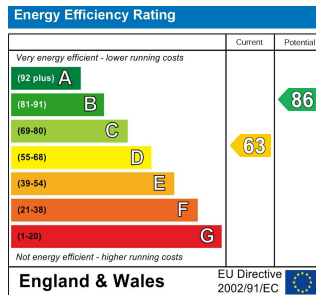
First Floor



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

Plan produced using PlanUp.

28 Watt Street, 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.