



## 35 Berkshire Street, Hull, East Yorkshire, HU8 8TJ

- Two Bedroom Mid Terrace House
- Offered For Sale with No Forward Chain
- Dining Area into Kitchen
- First Floor with Two Bedrooms
- Part Double Glazing
- Requires a Scheme of Improvements Throughout
- Entrance into Lounge
- Rear Lobby with access to Ground Floor Bathroom
- Front Forecourt and Rear Yard Area
- Gas Fired Central Heating System (not tested)

**Offers In The Region Of £45,000**



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# 35 Berkshire Street, Hull, East Yorkshire, HU8 8TJ

Two bedroom mid terrace house, ideally suited to the cash buyer. Requiring a scheme of improvements throughout the accommodation comprises:- Entrance into lounge, dining area which opens into the kitchen area. Rear lobby with access to ground floor bathroom. On the first floor can be found the two bedrooms. Small front forecourt and rear yard area. Gas fired central heating system (not tested) and part double glazing. Viewing via Leonards.

## Location

Located off Buckingham Street and Mersey Street with local amenities/convience store nearby. A wider facilities are available along Holderness Road and the Mount Pleasant retail park is within a short drive.

## Entrance into Lounge

11'2" x 12'3" + bay (3.409m x 3.735m + bay)

Main front entrance door provides access into the property and lounge area. Window to the front elevation, radiator and fire surround with fire (not tested/unsure if working).

## Dining Area

8'7" x 7'8" (2.622m x 2.350m)

Stairs lead off to the first floor accommodation with under stairs cupboard, part panelled walls and open plan access into:

## Kitchen Area

10'0" x 6'5" (3.052m x 1.980m)

Containing a single drainer sink unit, base cupboards. Window to the rear elevation and radiator.

## Rear Lobby

Side entrance door.

## Ground Floor Bathroom

5'5" x 6'6" (1.661m x 1.992m)

Suite of bath, basin and WC. Window to the side elevation (broken) and radiator.

## First Floor

Access to roof void, small window to the rear elevation and access into the bedrooms off.

## Bedroom One

10'0" x 9'5" (3.050m x 2.889m)

Window to the front elevation, radiator, feature fireplace and wardrobes.

## Bedroom Two

8'5" x 10'5" (2.583m x 3.196m)

Window to the rear elevation, radiator and wall mounted gas fired central heating boiler (not tested).

## Outside

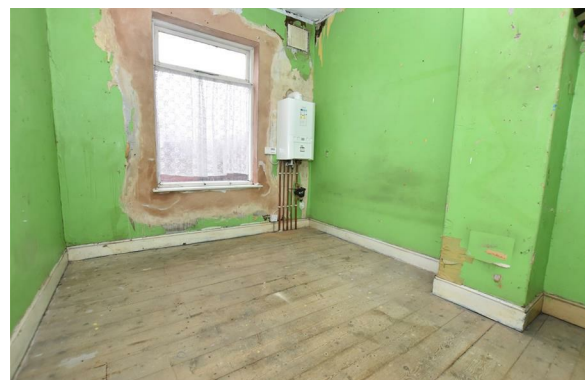
Small forecourt and rear yard area.

## Energy Performance Certificate

The current energy rating on the property is D (67).

## 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.



**Agents Note**

This property is being sold subject to probate.

**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 0020038600350B. 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**

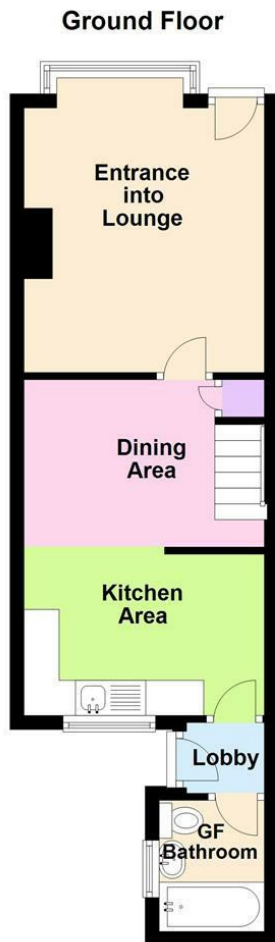
The tenure of this property is currently unregistered at the land registry.

**Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777

**Free Sales Market Appraisal/Valuation**

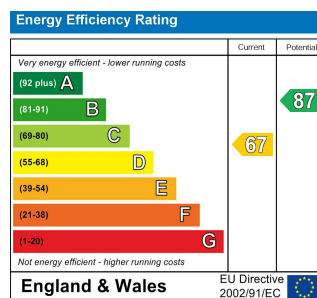
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling 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.



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

Plan produced using PlanUp.

**35 Berkshire 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.