



## 13 Beech Grove, Princes Road, Hull, HU5 2QY

- Located close to Newland Avenue
- No Forward Chain
- Entrance Hall with Stairs off
- Kitchen Area and Ground Floor Bathroom
- Second Floor Loft Area
- Ideal First time or Investment Purchase
- Two Bedroom Mid Terrace House with Loft Area
- Lounge and Dining Area
- First Floor with Two Bedrooms
- Small Rear Yard Area

Offers In The Region Of £95,000



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# 13 Beech Grove, Princes Road, Hull, HU5 2QY

Two bedroom mid terrace house, located close to Newland Avenue. Offered for sale with No Forward Chain the property is ideally suited to first time or investment buyer. The accommodation comprises:- Entrance hall, lounge with dining area, kitchen and a ground floor bathroom. On the first floor can be found two bedrooms. to the second floor there is a loft area. Small rear yard area. Gas fired central heating system and majority double glazing. Viewing via Leonards.

## Location

Located off Princes Road, close to Newland Avenue and Princes Avenue. The property is well placed for local amenities nearby. The university is a short drive being located along Cottingham Road. The city centre is slightly further away and offers an extensive range of shopping, leisure and transport facilities.

## Entrance Hall

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

## Lounge Area

11'4" to back of cb x 11'0" (3.460m to back of cb x 3.353m)  
Window to the front elevation and radiator.

## Dining Area

11'8" x 11'0" (3.565m x 3.356m)  
Under stairs cupboard, radiator and access into:

## Kitchen

7'0" x 10'1" (2.155m x 3.096m)  
Fitted with a range of base and wall cupboards, work surfaces with single drainer sink unit. Space for appliances, window to rear elevation with rear entrance door.

## Lobby

Gas fired central heating boiler and access into:

## Bathroom

6'4" x 7'6" (1.934m x 2.294m)  
Suite of bath with shower attachment to the taps, wash hand basin and WC. Window to the rear elevation, radiator and part tiled walls.

## First Floor

Window to the rear elevation and access into loft space.

## Bedroom One

13'3" to cb x 10'10" (4.045m to cb x 3.326m)  
Window to the front elevation, radiator and cupboard.

## Bedroom Two

7'10" to cb x 11'0" (2.389m to cb x 3.370m)  
Window to the rear elevation and radiator.

## Second Floor

## Loft

13'1" x 11'2" (3.989m x 3.408m )  
Roof light window and radiator.

## Outside

Small rear yard area.

## Energy Performance Certificate

The current energy rating on the property is E (49).



### **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 0008015700130B. 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 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**

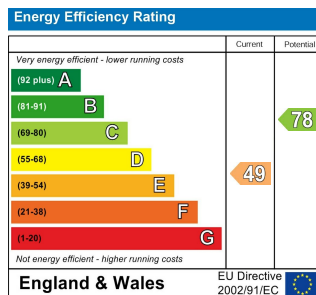
The tenure of this property is Freehold.

### **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.



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.

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