



28 Alaska Street, Hull, East Yorkshire, HU8 8UB

- Two Bedroom Mid Terrace House
- Front Facing Lounge
- Kitchen with Oven and Hob
- First Floor with Two Bedrooms
- Viewing Via Leonards
- Entrance Lobby
- Dining Area with Stairs off
- Rear Lobby with Ground Floor Bathroom
- Small Yard Area

Offers In The Region Of £70,000



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

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Two bedroom mid terrace house, located off Endymion Street off James Reckitt Avenue. The property has been freshened up and comprises:- Entrance lobby with access to lounge, dining area, kitchen, rear lobby, ground floor bathroom, first floor with two bedrooms. Small yard areas. Viewing via Leonards.

Location

Located off Endymion Street, off James Reckitt Avenue the property is located within a short commute of Holderness Road and the Mount Pleasant Retail Park.

Entrance

Main sliding front entrance door provides access into the lobby area. Inner single glazed door leads to:

Lounge

12'5" x 12'9" (3.805m x 3.891m)

Window to the front elevation, wooden effect flooring, fire surround with electric fire and radiator.

Dining Area

9'10" + stairs x 11'6" (3.002m + stairs x 3.523m)

Stairs lead off to the first floor accommodation with under stairs cupboard. Window to the rear elevation, radiator, wooden effect flooring and open plan access into:

Kitchen

6'1" x 6'2" (1.875m x 1.880m)

Containing a range of base and wall units, work surfaces with single drainer unit. Appliances of electric oven with gas hob and hood over, space for free standing appliances, window to the side elevation and part tiled walls.

Rear Lobby

Side entrance door.

Ground Floor Bathroom

6'0" x 5'8" (1.846m x 1.741m)

Suite of bath with mains plumbed shower over, wash hand basin and WC. Window to the side elevation, radiator and part tiled walls.

First Floor

Access to roof void.

Bedroom One

11'3" + recess x 10'0" (3.446m + recess x 3.052m)

Window to the front elevation, radiator and wooden effect flooring.

Bedroom Two

9'6" x 10'0" (2.897m x 3.067m)

Window to the rear elevation, radiator and wooden effect flooring.

Outside

There is a small forecourt and rear yard area.

Energy Performance Certificate

The current energy rating on the property is D (57).

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.



Tenure

The tenure of this property is Freehold.

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 procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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>

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 00200372002809. Local Authority Reference Number. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Free Sales Market Appraisal/Valuation

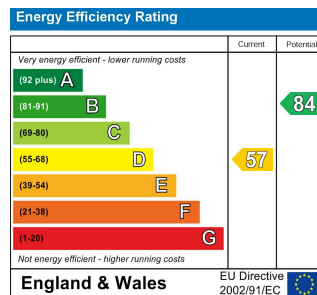
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling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

28 Alaska Street, Hull



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