

LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants



2 Sleightholme Close, Kingswood, Hull, East Yorkshire, HU7 3EZ

- Well Presented Semi Detached House
- Entrance Hall
- Dining Kitchen
- Two Bedrooms and Small Bedroom Three
- Gardens with Parking
- Corner Plot Position
- Lounge
- Conservatory
- Wet Room
- Viewing Highly Recommended

Offers In The Region Of £175,000



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

2 Sleightholme Close, Kingswood, Hull, East Yorkshire, HU7 3EZ

Well presented semi detached house, occupying a corner plot position within this cul de sac location off Kingsbury Way and Wytherstone Close. The accommodation comprises:- Entrance hall, lounge, dining kitchen, conservatory, first floor landing, two bedrooms and a small bedroom three and wet room. Garden areas to the front and rear with off road parking. Gas central heating system and double glazing. No Chain involved. Viewing via Leonards please.

Location

Located off Kingsbury Way and Wytherstone Close, the property is within a short commute of the Kingswood retail park which offers a wide selection of shopping and leisure facilities. Local schooling is available nearby.

Entrance

Main front entrance door provides access into the property.

Entrance Hall

Stairs lead off to the first floor accommodation, wooden effect flooring and radiator.

Lounge

12'0" + under stairs recess x 14'9" (3.673m + under stairs recess x 4.502m)
Window to the front elevation, fire surround with gas fire, wooden effect flooring.

Kitchen/ Dining Area

15'1" x 8'5" (4.602m x 2.590m)
Containing a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven with gas hob and hood over. Space for upright fridge freezer and washing machine. Wooden effect floor, windows to the rear elevation and door providing access into:

Conservatory

9'9" x 7'5" (2.978m x 2.272m)
Part brick built with windows and door overlooking/providing access to the rear garden area. Tiled flooring.

First Floor Landing

Boiler cupboard with gas fired central heating boiler. Window to the side elevation and access to roof void.

Bedroom One

8'7" x 12'4" (2.636m x 3.766m)
Window to the rear elevation, radiator and wooden effect flooring.

Bedroom Two

7'4" x 10'11" (2.257m x 3.328m)
Window to the front elevation, radiator and wooden effect flooring.

Small Bedroom Three

7'6" x 6'6" (2.288m x 2.006m)
Window to the front elevation, radiator and wooden effect flooring.

Wet Room

6'2" x 5'6" (1.884m x 1.678m)
Suite of electric shower unit, wash hand basin and WC. Window to the rear elevation, radiator and extractor fan.

Outside

The property occupies a pleasant corner plot position within this cul de sac location. There is off road parking available to the front/side. The front garden area is laid mainly to lawn. The enclosed rear garden is designed for low maintenance.

Energy Performance Certificate

The current energy rating on the property is D (64).

Tenure

The tenure of this property is Freehold.



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 00300200000216. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

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.

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>

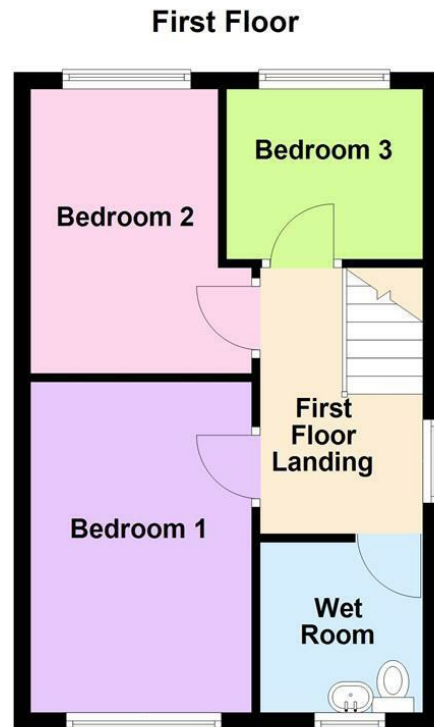
Viewings

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.





2 Sleightholme Close, Hull

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

View all our properties at....



LEONARDS
SINCE 1884