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239 Cottingham Road, Hull, East Yorkshire, HU5 4AU

- Three Bedroom Semi Detached House
- Ideally Placed For the University
- Two Well Proportioned Reception Rooms
- Three Bedrooms
- Garden Areas to Front and Rear
- Requires Updating and Improvements
- Entrance Porch with access to Hallway
- Kitchen with Units, Oven and Hob
- Bathroom and Sep WC
- Off Road Parking Space

Offers Over £200,000



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Three bedroom semi detached house, occupying a main road position close to the University. The property requires a scheme of updating and improvements throughout and comprises:- Entrance porch, hallway, lounge, dining room, kitchen, first floor landing, three bedrooms, bathroom and sep WC. Garden areas to front and rear with off road parking space. Majority double glazing. No Forward Chain. Viewing via Leonards.

Location

Located along Cottingham Road, the property is well placed for access to the University, Newland Avenue and a host of local amenities.

Entrance Porch

Main front entrance door provides access into the property. Internal single glazed door leads into:

Hallway

Stairs lead off to the first floor accommodation. Access into the ground floor rooms off.

Lounge

12'10" to back of cb x 15'9" into bay (3.914m to back of cb x 4.818m into bay)
Bay window to the front elevation. Fire surround.

Dining Room

11'9" to back of cb x 15'9" into bay (3.593m to back of cb x 4.806m into bay)
Door to the rear. Fire surround.

Kitchen

6'11" x 16'6" (2.116m x 5.030m)
Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven with hob and hood over. Windows to the side and rear elevations with side entrance door. Under stairs cupboard.

First Floor Landing

Access to roof void. Window to the side elevation.

Bedroom One

12'8" x 17'0" into bay (3.885m x 5.187m into bay)
Bay window to the front elevation, small cupboard and fire surround.

Bedroom Two

11'3" x 14'6" into bay (3.437m x 4.423m into bay)
Window to the rear elevation, cylinder cupboard and fire surround.

Bedroom Three

7'9" x 9'3" (2.369m x 2.841m)
Window to the rear elevation.

Bathroom

5'11" x 6'11" (1.817m x 2.109m)
Suite of bath and basin. Window to the side elevation.

Sep WC

Suite of Hi Flush WC. Window to the side elevation.

Outside

There are garden areas to the front and rear. A shared road verge and pavement crossover gives access from Cottingham Road and serves both 241 and 239.

Energy Performance Certificate

The current energy rating on the property is F (36).



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 C for Council Tax purposes. Local Authority Reference Number 0006004602390B. 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 procuration 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 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 currently unregistered.

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.

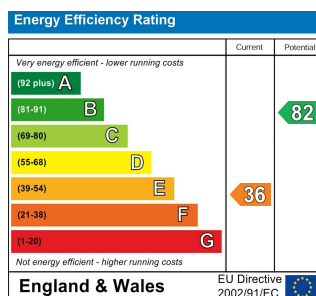




Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

239 Cottingham Road, Hull



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