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7 The Close, Sutton-On-Hull, Hull, East Yorkshire, HU7 4FH

- Three Bedroom Detached Bungalow
- Recently Freshened Up Décor and Some Carpets
- Lounge
- Bedroom One with En Suite Shower
- Gardens with Driveway to Single Garage
- Cul De Sac Location off Lowgate
- Entrance Hall
- Kitchen and Utility
- Two Further Bedrooms and Shower Room
- No Forward Chain

Offers In The Region Of £285,000



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7 The Close, Sutton-On-Hull, Hull, East Yorkshire, HU7 4FH

Three bedroom detached bungalow, pleasant cul de sac position off Lowgate. The property has undergone a recent scheme of freshening up with décor and some carpets. The accommodation comprises:- Entrance hall, lounge, kitchen, utility, bedroom one with en suite shower, two further bedrooms and shower room. Gardens to front and rear with driveway to the single garage. Gas central heating system, alarm system and double glazing. Viewing via Leonards.

Location

Situated off Lowgate, Sutton which is served by some local amenities. A wider range of facilities are available along Holderness Road.

Entrance Hall

Main front entrance door provides access into the property. Store cupboards and access into all rooms off.

Lounge

13'7" x 16'3" (4.159m x 4.969m)

Window to the front elevation, fireplace with coal effect electric fire and radiator.

Kitchen

11'8" x 8'9" (3.575m x 2.692m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Electric oven with gas hob. Wall mounted gas fired central heating boiler, window to the side elevation and radiator.

Utility

5'9" x 7'6" (1.769m x 2.288m)

Work surface with base and wall cupboards, space for appliances. Window to the side elevation and rear entrance door.

Bedroom One

12'7" x 10'10" (3.859m x 3.314m)

Window to the rear elevation and radiator.

En Suite Shower

4'7" x 7'1" (1.401m x 2.174m)

Suite of step in shower with electric shower unit, wash hand basin and WC. Window to the side elevation, towel rail radiator and part tiled walls.

Bedroom Two

9'9" x 7'10" (2.976m x 2.398m)

Window to the front elevation and radiator.

Bedroom Three

8'10" x 10'9" max sizes (2.712m x 3.292m max sizes)

Window to the rear elevation, radiator and wardrobes with bed recess.

Shower Room

7'10" max x 6'11" max (2.396m max x 2.117m max)

Suite of shower tray with electric shower unit, wash hand basin and WC. Part tiled and panelled walls.

Outside

The property has garden areas to the front and rear. A driveway provides off road parking and access to the single garage.

Garage

8'7" x 16'9" (2.624m x 5.125m)

With front access door, side personal access door and window to the side elevation.

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.

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>

Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number 00230286000707. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Tenure

The tenure of this property is Freehold.

Viewings

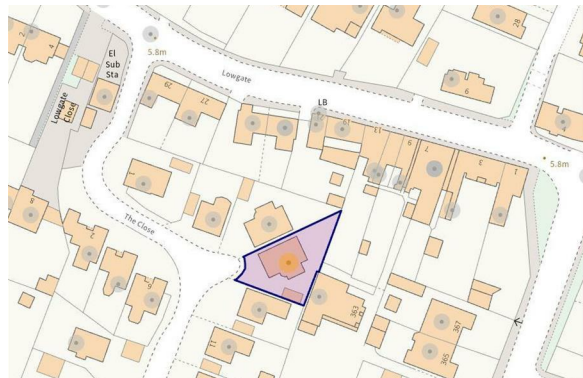
Strictly through the sole agents Leonards 01482 375212/01482 330777

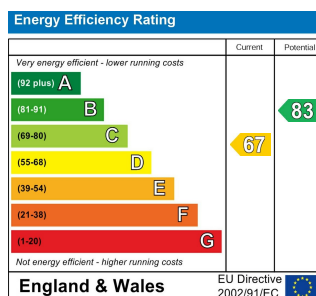
Free Lettings Market Appraisal/Valuation

Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number 00230286000707. Prospective buyers should check this information before making any commitment to take up a purchase of the property.





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.