



## 23 Camberwell Way, Hull, East Yorkshire, HU8 0RU

- 50% Shared Ownership Property
- No Forward Chain
- Front/Side Facing Lounge
- Two Bedrooms
- Rear Parking Space
- Over 55's Occupancy
- Entrance Hall
- Dining Kitchen with French Doors
- Bathroom with Shower Cubicle
- Low Maintenance Garden Area

**50% Shared Ownership £70,000**



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# 23 Camberwell Way, Hull, East Yorkshire, HU8 0RU

Two bedroom semi detached bungalow, 50% shared ownership in conjunction with Together housing for the over 55's. This modern bungalow is offered for sale with No Forward Chain and comprises:- Entrance hall, lounge, dining kitchen, two bedrooms and a bathroom. Off road parking to the rear and an enclosed rear garden area which has been designed for low maintenance with useful garden store. Gas central heating system and double glazing. Early viewing recommend.

## Location

Located off Saltshouse Road and Mitcham Road, the bungalow is within a short commute of local facilities nearby. A wider range of amenities can be found along Holderness Road and there is an Asda supermarket nearby in Bilton.

## Entrance Hall

Main front entrance door provides access into the property. Radiator. Cupboard. Loft ladder access to generous size loft space.

## Lounge

11'1" x 10'4" + bay (3.383m x 3.175m + bay)  
Windows to the front and side elevations and radiator.

## Kitchen

9'9" x 12'8" (2.988m x 3.866m)  
Fitted with 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 washing machine and fridge/freezer. Concealed gas fired central heating boiler, radiator and French doors to the rear garden area.

## Bedroom One

9'1" x 13'11" (2.793m x 4.255m)  
Window to the rear elevation and radiator. Access into the bathroom.

## Bedroom Two

10'9" x 9'2" max sizes (3.286m x 2.798m max sizes)  
Window to the front elevation and radiator.

## Bathroom

7'2" x 8'4" (2.196m x 2.558m)  
Fitted with a four piece suite of bath, wash hand basin, WC and shower cubicle. Window to the rear elevation, radiator and part tiled walls.

## Outside

The property has low maintenance garden areas to the front and rear. To the rear there is an off road parking space and garden shed.

## Energy Performance Certificate

The current energy rating on the property is pending.

## 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 B for Council Tax purposes. Local Authority Reference Number 00390034002313. 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.

**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 Leasehold on a 125 year lease from 1st April 2009. The current monthly charges are £121.65 (1st April - 31st March) based on a 50% shared ownership.

**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.

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