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28 Jalland Street, Hull, East Yorkshire, HU8 8RB

- Well Proportioned Two Bedroom Mid Terrace House
- Offered For Sale with No Forward Chain
- Entrance Porch to Hallway with Stairs Off
- Modern Rear Facing Kitchen
- Wet Room and Separate WC
- Well Placed for Local Amenities
- Extended Ground Floor Accommodation
- Lounge Diner and Separate Breakfast Room
- Two Double Bedrooms (potential for change to Three Bedrooms)
- Low Maintenance Garden Areas

Offers In The Region Of £120,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

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59 Welton Road, Brough, East Yorkshire HU15 1AB

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Well proportioned two double bedroom mid terrace house. Offered for sale with No Forward Chain. Located just off Holderness Road the property is well placed for a host of local amenities nearby. Highly recommended for viewing to fully appreciate the space and potential provided by this lovely home. Enter via a porch there is access to the hallway. Lounge/diner, breakfast room with access to the rear facing kitchen. On the first floor can be found the two double bedrooms (potential to alter to make three bedrooms if desired) a wet room and sep WC. Low maintenance garden areas to the front and rear. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Holderness Road, the property is well placed for a host of local amenities. East Park and the Woodford Leisure Centre are also with a short commute.

Entrance Porch

Main front entrance door provides access into the property. Tiled floor and part tiled walls. Inner door provides access into:

Hallway

Stairs lead off to the first floor accommodation with under stairs cupboard. Radiator. Access into the ground floor rooms off.

Lounge Diner

12'4" x 14'0" + 9'11" x 14'5" (3.761m x 4.279m + 3.044m x 4.418m)

A large open plan room with windows to the front and rear elevations. Two radiators. Fire surround with electric fire. Fitted storage unit.

Breakfast Room

9'4" to back of chimney breast x 12'1" (2.849m to back of chimney breast x 3.707m)

Window to the side elevation. Radiator. Wooden effect flooring. Internal window to the kitchen.

Kitchen

9'2" x 14'1" (2.799m x 4.301m)

Fitted with a range of base and wall units with contrasting work surfaces over. Single drainer sink unit. Appliances of electric oven and hob. Space for washing machine, dishwasher and upright fridge freezer. Windows to the side and rear elevations with side entrance door. Part tiled walls and tiled flooring.

First Floor Landing

Store cupboard. Access to roof void with ladder. Part boarding and light.

Bedroom One

16'2" to back of wardrobes x 14'1" (4.945m to back of wardrobes x 4.300m)

A generous size room which has potential for dividing into two rooms if desired.

There are two windows to the front elevation, range of wardrobes, bedside units and dressing table. Radiator.

Bedroom Two

9'11" to back of chimney breast x 13'11" (3.038m to back of chimney breast x 4.245m)

Window to the rear elevation and radiator.

Wet Room

8'4" x 7'5" (2.545m x 2.284m)

Containing an electric shower unit and wash hand basin. Tiling to the walls. Towel rail and separate radiator. Extractor fan. Boiler cupboard. Window to the rear elevation.

Sep WC

WC and wash hand basin. Window to the side elevation.



Outside

The property occupies a pleasant position along Jalland Street. The low maintenance frontage has a paved areas with fenced boundary and pedestrian gated access. The enclosed rear garden area has an artificial lawned garden area with paved pathway and small patio area. There is a garden shed. Rear pedestrian/bin access.

Energy Performance Certificate

The current energy rating on the property is C (71).

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 A for Council Tax purposes. Local Authority Reference Number 00190150002802. 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.

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 Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

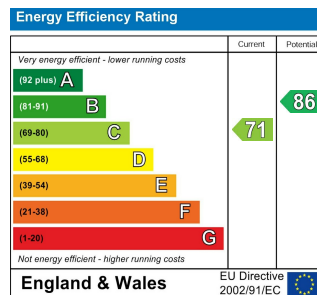
Free Sales Market Appraisal/Valuation

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.





28 Jalland Street, Hull



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.