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143 Gillshill Road, Hull, East Yorkshire, HU8 0JW

- Semi Detached House Family House
- No Forward Chain
- Two Reception Rooms
- Three Bedrooms (Box Bedroom Three)
- Off Road Parking
- Located Close to Schools
- Solar Panels and Air Source Heat Pump System
- Kitchen with Lobby and GF WC
- Bathroom with White Suite
- Rear Garden Area with Outbuildings/Stores

Offers In The Region Of £185,000



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Three bedroom semi detached family house, located close to local schools. Offered for sale with No Forward Chain the accommodation comprises:- Entrance hall with stairs off, front facing lounge, rear facing dining room, kitchen, rear lobby with a ground floor wc off. On the first floor can be found the three bedrooms (box bedroom three) and a family bathroom. Off road parking and rear garden area with outbuildings/stores. Majority double glazed. Air source heat pump system and solar panels. Viewing viewing via Leonards.

Location

Located along Gillshill Road, the property is well placed for local schooling with the Cavendish Primary School and Malet Lambert Senior School being nearby. A host of amenities including East Park, the Woodford Leisure centre and shopping along Holderness Road are all within a short travelling distance.

Entrance Hall

Main front entrance provides access into the property. Stairs lead off to the first floor accommodation with under stairs cupboard. Radiator. Access to rooms off.

Lounge

11'9" to back of chimney breast x 13'4" into bay (3.593m to back of chimney breast x 4.081m into bay)
Window to the front elevation and radiator.

Dining Room

11'9" to back of chimney breast x 12'6" max (3.596m to back of chimney breast x 3.835m max)
Window to the rear elevation, radiator and wooden effect flooring.

Kitchen

5'7" extends to 7'1" x 12'8" max (1.702m extends to 2.173m x 3.865m max)
Fitted with a range of base and wall units with contrasting work surfaces over. Single drainer sink unit. Part tiled walls. Space for appliances. Windows to the side elevations. Wall mounted radiator. Alcove off with window to the side elevation.

Rear Lobby

Side access door to the outside.

Ground Floor WC

WC, folding door and window to the rear elevation.

First Floor Landing

Window to the side elevation.

Bedroom One

11'4" to back of chimney breast x 13'3" into bay (3.466m to back of chimney breast x 4.044m into bay)
Window to the front elevation and radiator.

Bedroom Two

11'11" max x 10'7" (3.642m max x 3.235m)
Window to the rear elevation, radiator and cupboard housing part of the equipment relating to the heating/water system.

Box Bedroom Three

5'8" x 6'10" (1.739m x 2.093m)
Window to the front elevation, radiator and access to roof void.

Bathroom

5'4" x 6'3" (1.640m x 1.927m)
Suite of bath with shower attachment to the taps, screen, wash hand basin and WC. Window to the side elevation, wall mounted radiator and part tiled walls.

Outside

Occupying a pleasant position along Gillshill Road the property stands behind a bus stop. There is a side driveway with access to the rear of the property. The rear has a small outhouse, garden store and shed.



Energy Performance Certificate

The current energy rating on the property is B (84).

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 00190370014309. 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 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

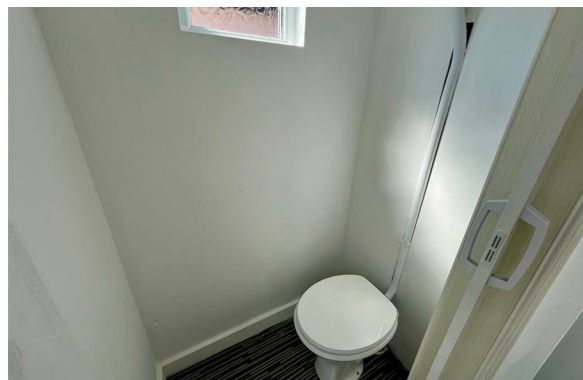
The tenure of this property is Freehold.

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.





143 Gillshill Road, 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.

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