



6 Bengay Cottages, Burton Pidsea, Hull, East Yorkshire, HU12

- Three Bedroom End Terrace House
- Off Road Parking To The Front
- Entrance with Stairs off
- Dining Kitchen
- Three First Floor Bedrooms
- Generous Size Rear Garden with Outbuilding
- Offered For Sale with No Forward Chain
- Front Facing Lounge
- Ground Floor Bathroom
- Early Viewing Recommended

Asking Price £160,000



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6 Benguey Cottages, Burton Pidsea, Hull, East Yorkshire, HU12 9AY

Three bedroom end terrace house, offered for sale with No Forward Chain. Occupying a generous plot the property has off road parking to the front with side pedestrian access to the rear. The accommodation comprises:- Entrance with stairs off, lounge, dining kitchen, rear lobby, ground floor bathroom, first floor with three bedrooms. Useful outbuilding to the rear. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located on the main road passing through the village. Burton Pidsea offers a local range of services and facilities, including petrol filling station/general store, public house, church, playing fields and primary school.

Entrance

Main front entrance door provides access into the property. Radiator. Stairs lead off to the first floor accommodation.

Lounge

13'8" to back of chimney breast x 12'7" (4.171m to back of chimney breast x 3.840m) Window to the front elevation and radiator.

Kitchen Diner

16'11" x 8'10" (5.176m x 2.706m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven and hob with hood over. Space for fridge/freezer, washing machine and dryer. Windows to the side and rear elevations. Tiled flooring. Radiator. Under stairs recess.

Rear Lobby

Side/rear access door. Gas fired central heating boiler.

Bathroom

4'10" x 7'10" (1.490m x 2.396m)

Suite of bath with mixer tap and mains shower over with screen. Wash hand basin and separate WC. Part tiled walls, Window to the side elevation. Radiator.

First Floor Landing

Access to rooms off.

Bedroom One

10'6" from chimney breast to cupboards x 9'8" (3.219m from chimney breast to cupboards x 2.969m)

Window to the front elevation. Range of cupboards. Radiator.

Bedroom Two

7'11" x 12'0" (2.429m x 3.677m)

Window to the rear elevation. Radiator. Wooden effect flooring.

Bedroom Three

8'8" x 8'11" (2.663m x 2.723m)

Window to the rear elevation. Radiator.

Outside

The property has off road parking available to the front. Rear pedestrian access leads to the rear garden area. The larger rear garden area is laid mainly to lawn. We believe that the property is subject to a right of way for the neighbouring properties, clarification will be obtained from the conveyancing solicitors.

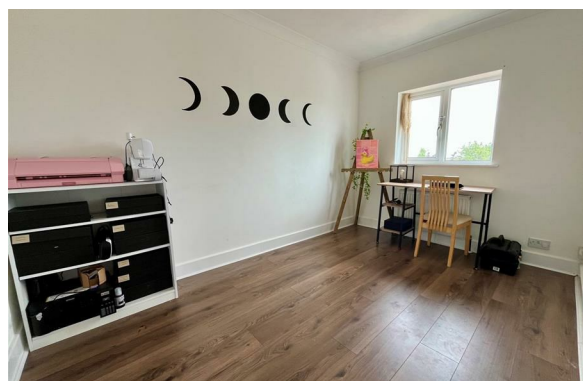
Outbuilding

11'10" x 18'1" (3.625m x 5.516m)

Windows to the front and rear with side personal access door. Light and power.

Energy Performance Certificate

The current energy rating on the property is D (68).



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 BUP006006000. 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

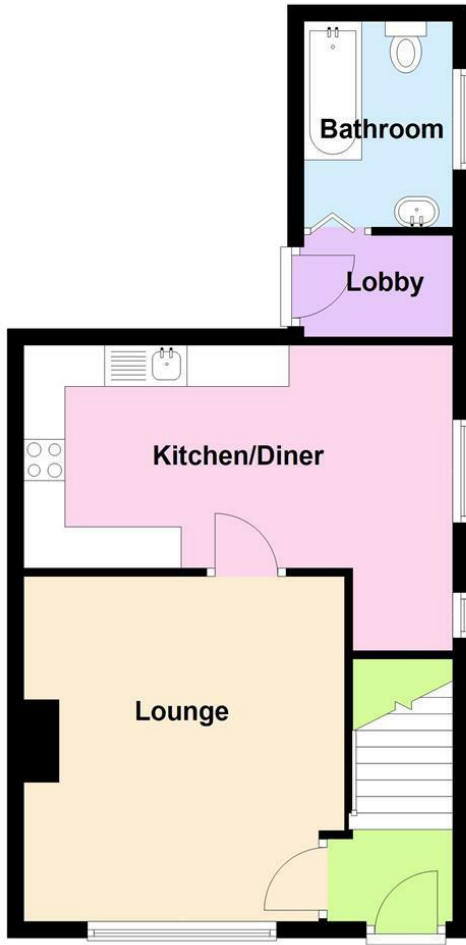
Strictly through the sole agents Leonards 01482 375212/01482 330777

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.



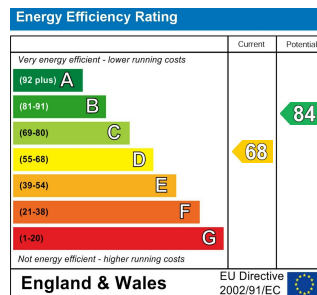
Ground Floor



First Floor



6 Benegay Cottages, Burton Pidsea



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