

LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants



3 Eglinton Avenue, Hull, East Yorkshire, HU8 9BG

- Traditional Semi Detached Family House
- Priced To Allow For Improvement and Updating
- Lounge and Dining Areas
- Three First Floor Bedrooms and Shower Room
- Gas Fired Central Heating System
- Well Proportioned Rooms
- Entrance Porch with Reception Hall
- Kitchen, Rear Entrance and Shower Room WC
- Garden Areas with Off Road Parking and Store
- Majority Double Glazing

Offers In The Region Of £180,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

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

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

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3 Eglinton Avenue, Hull, East Yorkshire, HU8 9BG

Traditional three bedroom semi detached family house. Located in a convenient position off Shaftesbury Avenue and Ings Road the property is well placed for local amenities. Having been a long standing family home, the property is now ready for the next owner to come and put their own stamp on it. The well proportioned rooms are arranged on two floors and comprise:- Entrance porch, reception hall, lounge and dining areas, kitchen, rear entrance with ground floor shower room/WC. On the first floor can be found the three bedrooms and a shower room. Garden areas with off road parking space. Useful store, garden shed and greenhouse. Gas fired central heating system and majority double glazing. Viewing via Leonards.

Location

Located close to Holderness Road, the property is well placed for a host of local amenities nearby including East Park, Woodford Leisure Centre, Supermarket and local facilities. A bus service provides access into the city centre where a wider range of shopping, leisure and transport facilities can be found.

Entrance Porch

Main front entrance door provides access into the property. Inner door provides access into:

Reception Hall

Stairs lead off to the first floor accommodation. Radiator. Access to ground floor rooms off.

Lounge Area

13'5" to back of chimney breast x 12'0" + bay (4.096m to back of chimney breast x 3.671m + bay)

Bay window to the front elevation. Radiator. Doors into:

Dining Area

14'7" to back of chimney breast x 13'11" into bay (4.468m to back of chimney breast x 4.242m into bay)

Double aspect with windows to the side and rear elevations. Feature fire surround. Radiator.

Kitchen

9'11" x 14'2" (3.030m x 4.331m)

Containing a range of base and wall units, work surfaces with sink unit. Space for appliances. Windows to the side elevation.

Rear Entrance

Rear entrance door with adjoining window.

Ground Floor Shower Room WC

4'6" x 6'0" (1.388m x 1.848m)

Suite of shower cubicle with electric shower unit. Wash hand basin. WC. Electric towel rail. Tiling to the walls. Window to the rear elevation.

First Floor Landing

Access to roof void. Cupboard. Access to all rooms off.

Bedroom One

17'11" to back of wardrobes x 12'1" (5.470m to back of wardrobes x 3.688m)

Window to the front elevation. Feature fire surround. Range of wardrobes. Radiator.

Bedroom Two

11'11" to back of wardrobes x 12'3" (3.652m to back of wardrobes x 3.753m)

Window to the rear elevation. Range of wardrobes. Concealed gas fired central heating boiler. Radiator.

Bedroom Three

10'0" x 12'10" to back of wardrobes (3.055m x 3.925m to back of wardrobes)

Window to the rear elevation. Radiator. Wardrobes.

Shower Room

6'6" x 7'5" (1.998m x 2.283m)

Suite of shower cubicle with electric shower unit. Vanity unit with wash hand basin. WC. Tiling to the walls. Window to the 3 side elevation. Radiator.

Outside

The property occupies a pleasant garden plot position and has areas to the front and rear. A pedestrian footpath leads to the front entrance door. There is off road parking for one car. The well portioned rear garden has a useful garden shed and greenhouse.



Store Area

6'4" x 13'9" (approx) (1.938m x 4.207m (approx))

With wooden opening doors to the front and open access to the rear.

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 0023038000030A. 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 unregistered but believed to be Freehold.

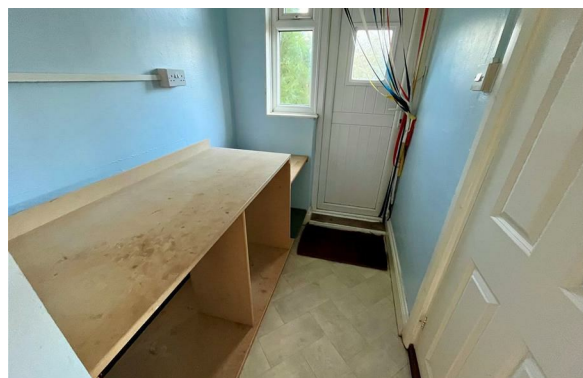
Viewings

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.



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LEONARDS
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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. 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.