



31 Winchester Close, Hull, East Yorkshire, HU9 4TT

- Two Bedroom Semi Detached Bungalow
- Well Presented Accommodation
- Front Facing Lounge Diner
- Two Bedrooms both with Wardrobes
- Garden Areas to Front and Rear
- Early Viewing Advised
- Entrance Hall with Cloaks Cupboard off
- Rear Facing Kitchen with Modern Units
- Modern Shower Room
- Shared Driveway to the Garage

Offers In The Region Of £145,000



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Two bedroom semi detached true bungalow, recommended for an early viewing to fully appreciate this super home. Overlooking communal green area. Garden to front and rear. Shared driveway to garage. Modern kitchen and shower room. The accommodation comprises:- Entrance hall with cloaks cupboard off, lounge diner, modern kitchen, two bedrooms (both with wardrobes), shower room. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Marfleet Lane, close to local amenities and within a short travelling distance of Holderness Road which provides a more extensive range of facilities.

Entrance Hall

Main side entrance door provides access into an L shaped hall with cupboard off. Radiator. Wooden effect flooring.

Lounge Diner

4.98m x 3.46m (16' 4" x 11' 4")

Window to the front elevation overlooking the front garden and communal green area. Fire surround with electric fire. Radiator.

Kitchen

2.72m x 3.35m (8' 11" x 11')

Fitted with a range of matching base and wall units. Work surfaces with sink unit. Appliances of electric oven and induction hob with extractor over. Slimline dishwasher. Space for washing machine and upright fridge freezer. Upright radiator. Window to the rear elevation. Rear entrance door. Wooden effect flooring.

Bedroom One

3.19m x 2.76m (10' 5" x 9' 1")

Window overlooking the rear garden. Built in wardrobe. Radiator.

Bedroom Two

2.42m x 2.65m into recess (7' 11" x 8' 8")

Window to the front elevation. Wardrobe in recess. Radiator.

Shower Room

1.86m x 1.59m (6' 1" x 5' 3")

Suite of good size walk in shower cubicle. Vanity unit with wash hand basin. WC. Window to the side elevation. Ladder style radiator. Tiling to the walls.

Outside

The property has garden areas to the front and rear. The front is mainly stoned with borders. A shared side driveway provides access to the garage and rear garden. The rear garden has concrete, paved and grassed areas. There is a gated access which leads to the walkway.

Garage

5.79m x 3.12m (19' x 10' 3")

Extended garage with up and over access door. Light and power. Side window and personal side access door.

Energy Performance Certificate

The current energy rating on the property is pending.

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.



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 00230357003106. 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. The central heating boiler is located in the loft space.

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



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