LEONARDS

SINCE 1884

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



59, Weghill Road, Preston, Hull, HU12 8UN

- Two Bedroom Detached Bungalow
- Ready For Updating and DÃ©cor
- Lounge and Dining Room
- Two Bedrooms and Shower Room
- Enclosed Rear Garden Area
- Offered For Sale with No Forward Chain
- Generous Parking Area with Access to Single Gargae
- Kitchen with Units
- Front Garden Area
- Viewing Via Leonards

Offers In The Region Of £189,950







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NAEA
National Association of Estate Agents

RICS

59, Weghill Road, Preston, Hull, HU12 8UN

Nestled on Weghill Road in Preston, Hull, this delightful bungalow offers a perfect blend of comfort and convenience. With two reception rooms, this property provides ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The bungalow features two well-proportioned bedrooms. Set in an established neighbourhood, this home benefits from easy access to local amenities, parks, and transport links, making it an excellent choice for those who appreciate both serenity and accessibility. This property presents a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of single-storey living. Whether you are after a project or looking to downsize, this bungalow on Weghill Road is sure to impress.





Location
The property is located on Weghill Road. The village provides a basic but adequate range of local services and facilities, a wider range being available in the nearby Market Town of Hedon, together with a comprehensive range of local services and facilities in the nearby City of Kingston upon Hull.

Entrance Hall
Main side entrance door provides access into the property. Cupboard. Radiator. Access to roof void.

Lounge
10' 1" x 21' 11" (3.07m x 6.68m)
Double aspect with door to the rear and window to the side elevation. Fire surround. Two radiators.



Dining Area
8' 1" x 7' 8" (2.46m x 2.34m)
Window to the side elevation. Radiator.

Kitchen
8' 8" x 9' 11" (2.64m x 3.02m)
Containing a range of base and wall units. Work surfaces with sink unit. Space for appliances. Gas fired central heating boiler (not tested). Window to the side elevation and rear entrance door.

Bedroom One
10' 10" x 14' 1" (3.30m x 4.29m)
Window to the front elevation. Wardrobes. Cupboard off. Radiator.



Bedroom Two
8' 9" x 9' 9" (2.67m x 2.97m)
Window to the front elevation. Radiator.

Shower Room
5' 5" x 6' 6" (1.65m x 1.98m)
Suite of shower cubicle. Wash hand basin. WC. Towel rail radiator. Tiling to the walls. Window to the side elevation.

Outside
The property has a garden area to the front with driveway providing off road parking and access to the garage and rear garden area. The rear is designed for low maintenance with paving. There is a useful garden shed/store.



Garage
8' 3" x 15' 9" (2.51m x 4.80m)
With main entrance door. Side window and personal door.

Energy Performance Certificate
The current energy rating on the property is D (67).

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.

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.

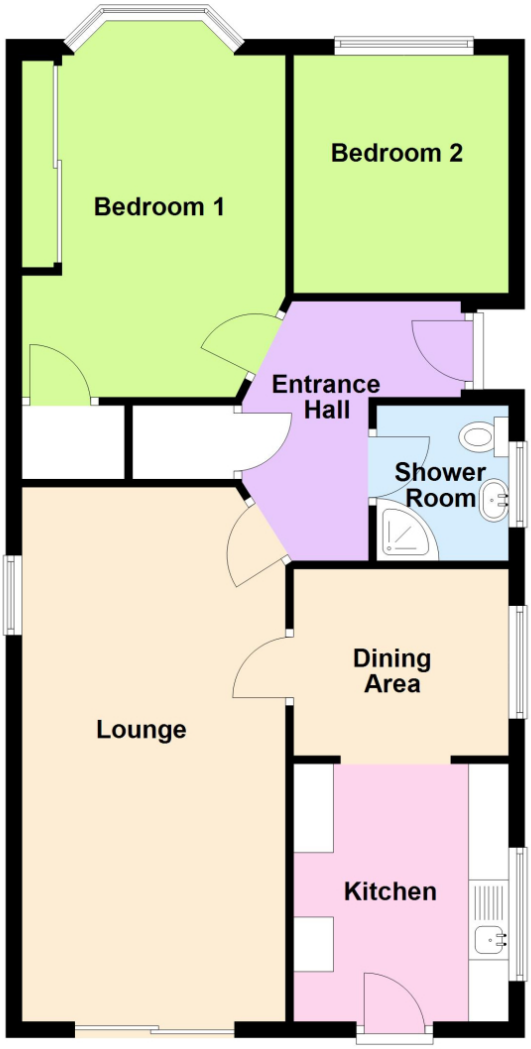
Viewings
Strictly through the sole agents Leonards 01482 375212/01482 330777

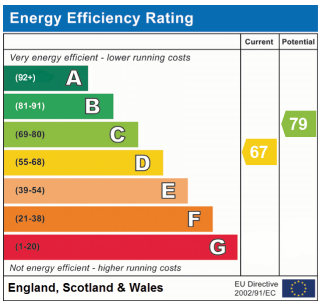
Purchaser Outgoings
From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number PRE052059000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.





Ground Floor





Address: Weghill Road, Preston, Hull

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: 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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