



5, Grange Road, Hull, HU9 4LQ

- Vacant Two Bedroom Mid Terrace House
- Entrance into Lounge
- First Floor Landing
- Off Road Parking
- Gas Fired Central Heating System
- Ideal First Time or Investment Purchase
- Rear Facing Kitchen
- Two Bedrooms and Bathroom
- Rear Garden Area
- Double Glazing

Offers Over £90,000



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Two bedroom mid town house style property (row of three). Offered for sale with No Forward Chain. Ideally suited to the first time or investment buyer. The accommodation comprises:- Entrance into lounge with stairs off, kitchen, first floor, two bedrooms and a bathroom. Off road parking to the front and a rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Hopewell Road. Local schooling and park are nearby. Within a short commute of the city centre which provides an extensive range of shopping, transport and leisure facilities.

Entrance into Lounge

11' 9" x 16' 1" (3.58m x 4.90m)

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Two radiators. Wooden effect flooring.

Kitchen

11' 9" x 8' 1" (3.58m x 2.46m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Space for appliances. Window to the rear elevation with rear entrance door. Wall mounted gas fired central heating boiler.

First Floor Landing

Radiator. Access to all rooms off.

Bedroom One

12' 3" x 9' 11" (3.73m x 3.02m)

Window to the front elevation. Radiator. Built in cupboard, wardrobe and cylinder cupboard.

Bedroom Two

11' 9" x 7' 2" (3.58m x 2.18m)

Window to the rear elevation. Radiator. Access to roof void.

Bathroom

5' 4" x 6' 10" (1.63m x 2.08m)

Suite of bath with electric shower over, wash hand basin and WC. Part tiled walls. Radiator.

Outside

Off road parking space to the front. Rear garden area.

Energy Performance Certificate

The current energy rating on the property is C (70),

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

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

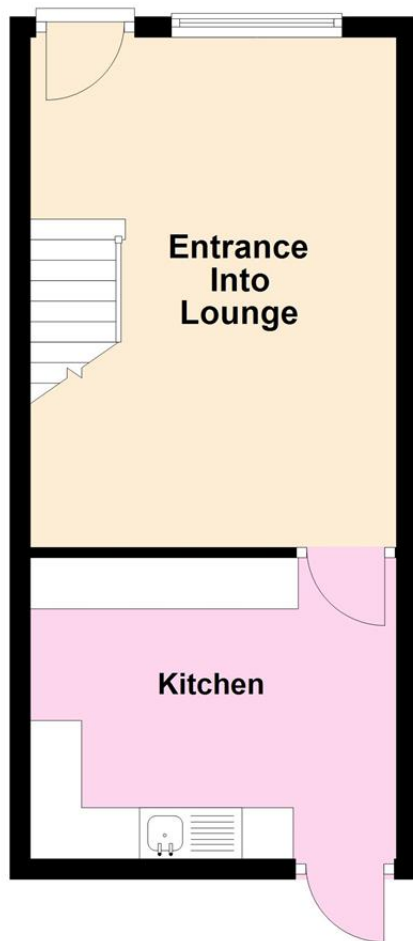
From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00360031006908. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

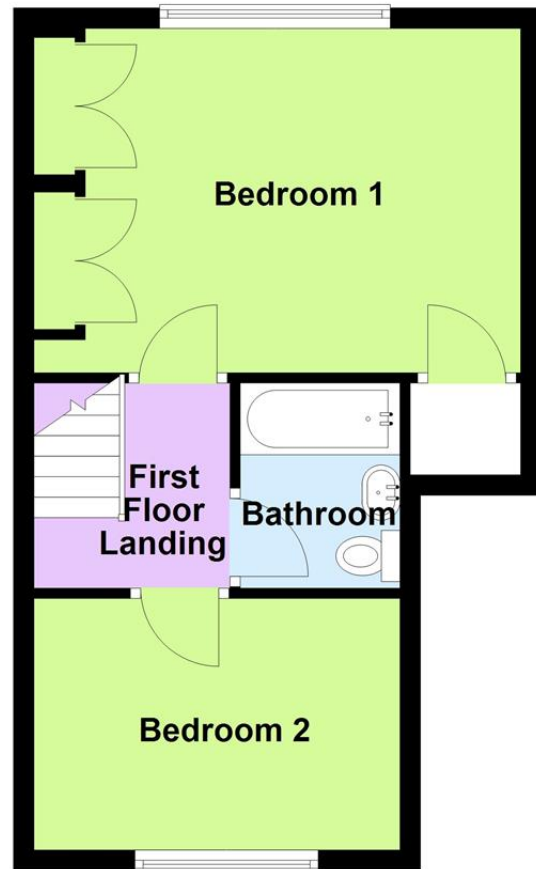
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider 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.



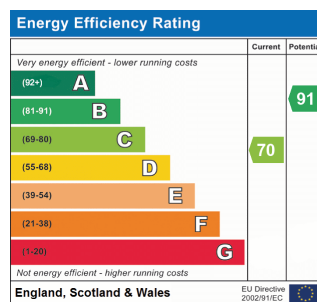
Ground Floor



First Floor



5 Grange Road, Hull



Address: Grange Road, Hull

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