



## 6 Rensburg Street, Hull, East Yorkshire, HU9 2NJ

- Two Bedroom End Terrace House with Garage
- Modern Kitchen and Four Piece Bathroom Suite
- Lounge with Dining Area with French Doors
- Enclosed Courtyard Style Rear Garden with Outbuilding
- Double Glazing
- Well Presented Accommodation and Delightful Garden
- Entrance Hall with Stairs off
- Two Double Bedrooms with Wardrobes
- Gas Fired Central Heating System
- Early Viewing Essential

Offers In The Region Of £119,950



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# 6 Rensburg Street, Hull, East Yorkshire, HU9 2NJ

Welcome to your new home! This fabulous end terrace house has been lovingly maintained and improved by the current owners. A viewing is highly recommended to fully appreciate both the inside and outside space on offer. A garage is a rare find in this area and this one is just over 20ft long. Having a modern kitchen and four piece bathroom suite. The accommodation comprises:- Entrance hall with stairs leading off to the first floor accommodation. Lounge with dining area. Kitchen with a good range of units in a white finish and some appliances. On the first floor there are two double bedrooms and a white four piece bathroom suite. Outside, attached single garage. Delightful enclosed courtyard style rear garden with useful outbuilding. Gas fired central heating system and double glazing. A true gem that must be seen, contact Leonards for more information.

## Location

Located off New Bridge Road, the property is located within a short commute of facilities and Asda supermarket at the Mount Pleasant retail park. Local amenities and schooling are nearby. Holderness Road provides a wide range of shopping. East Park is within a short drive along with the Woodford Leisure Centre.

## Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation. Access into:

## Dining Area

12'2" x 11'3" (3.733m x 3.448m)

French doors provide access to the rear garden area. Wooden style flooring. Radiator. Useful under stairs cupboard. Access into:

## Lounge Area

11'9" x 10'7" (3.602m x 3.244m)

Window to the front elevation. Feature fire surround with coal effect gas fire. Radiator. Wooden style flooring.

## Kitchen

10'2" x 7'5" (3.112m x 2.272m)

Fitted with a modern range of base and wall units finished in white with contrasting work surfaces over with sink unit and mixer tap. Range of appliances of electric double oven and microwave. Five ring gas hob with hood over. Window to the rear elevation. Side entrance door. Inset ceiling lights. Radiator. Tiled flooring.

## First Floor Landing

Access to roof void. Doors to all rooms off.

## Bedroom One

13'10" x 10'8" (4.237m x 3.272m)

Window to the front elevation. Wooden style flooring. Range of wardrobes. Cupboards to either side of the chimney breast.

## Bedroom Two

10'7" x 11'2" (3.226m x 3.424m)

Window to the rear elevation. Range of wardrobes. Radiator.

## Bathroom

9'5" x 7'4" (2.873m x 2.237m)

Step down into this four piece bathroom suite. Comprising of a corner bath, shower cubicle, wash hand basin and WC. Tiling to the walls and floor. Towel rail radiator. Window to the rear elevation. Extractor fan.

## Outside

A lovely feature of this property is undoubtedly the enclosed courtyard style rear garden area. Designed by the current owners to provide a delightful retreat with paved, decked, stoned and artificial lawn area. Side access leads to the pedestrian walkway.

## Outbuilding

2'8" x 7'10" (0.836m x 2.410m)

## Garage

8'10" x 20'2" (2.713m x 6.153m)

With up and over access door. Light and power. Plumbing for washing machine and space for additional appliances. Window to the rear elevation with rear personal access door. Gas fired central heating boiler.



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## Energy Performance Certificate

The current energy rating on the property is D (64).

## 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 00220217000606. 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 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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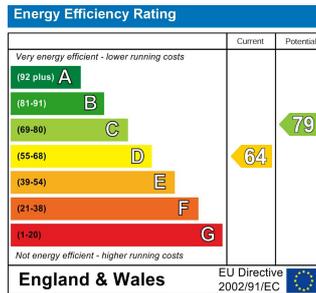
### Ground Floor



### First Floor



## 6 Rensburg Street, Hull



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