



7 Romford Grove, Hull, East Yorkshire, HU9 5DY

- Two Bedroom Semi Detached House
- Entrance Lobby with Stairs off
- Rear Facing Kitchen
- Two Bedrooms and Bathroom with Shower
- Garden Areas to Front and Rear
- Offered For Sale with No Forward Chain
- Lounge with Study Area off
- First Floor Landing with access to Loft Space
- Second Floor Loft Space
- Early Viewing Advised

Offers Over £100,000



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7 Romford Grove, Hull, East Yorkshire, HU9 5DY

Two bedroom semi detached house, offered for sale with No Forward Chain. The accommodation comprises:- Entrance lobby, lounge, study, kitchen, first floor landing, two bedrooms, bathroom with shower. Second floor loft space. Garden areas to the front and rear. Gas fired central heating system and majority double glazing. Viewing via Leonards.

Location

The property is situated on the Greatfield Estate which is within a short driving distance of the Holderness Road shopping area with its variety of local amenities including public transport, local schooling, East Park and the Woodford Leisure Centre.

Entrance Lobby

Stairs off to the first floor accommodation.

Lounge Area

15' 2" x 11' 10" (4.62m x 3.61m)

Window to the front elevation. Fire surround. Radiator.

Study Area

5' 9" x 8' 6" (1.75m x 2.59m)

Window to the rear elevation.

Kitchen

12' 2" x 8' 6" (3.71m x 2.59m)

Containing a range of base and wall units. Work surfaces with sink unit. Space for appliances. Window to the rear elevation. Rear entrance door. Gas fired central heating boiler.

First Floor Landing

Access to loft space.

Bedroom One

9' 0" x 11' 4" (2.74m x 3.45m)

Window to the front elevation. Radiator.

Bedroom Two

7' 10" x 9' 4" (2.39m x 2.84m)

Window to the rear elevation. Radiator.

Bathroom

10' 4" x 5' 7" (3.15m x 1.70m)

Suite of bath. Shower cubicle. Wash hand basin. WC. Window to the rear elevation. Tiling to the walls.

Lobby

Access to loft space.

Loft Space

17' 4" x 9' 9" (5.28m x 2.97m)

A useable loft space which we have been advised does not have building regulation approval. Roof light window. Access to eaves.

Outside

Garden areas to front and rear.

Energy Performance Certificate

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

Mortgage Advice

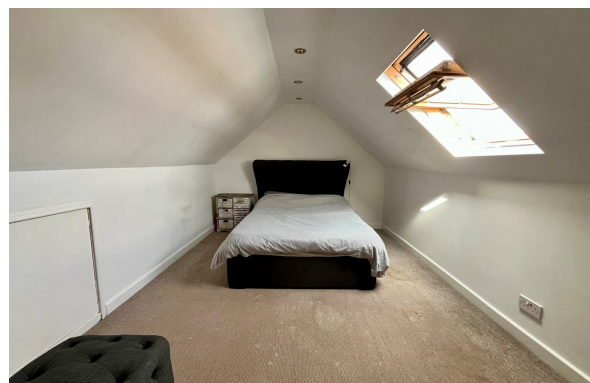
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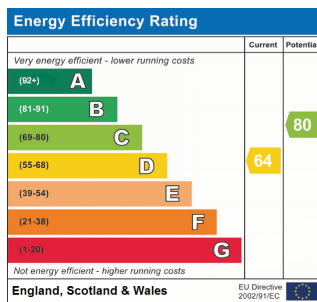
Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00380027000705. 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 procuration fee they receive.





Address: Romford Grove, Hull

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