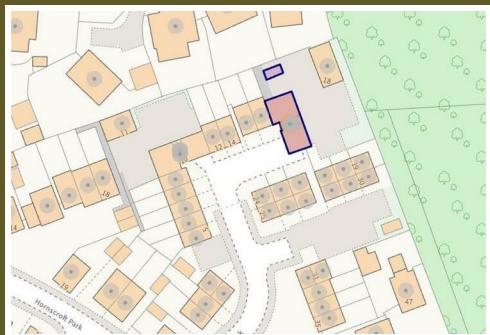




Apartment 4, 17 Sandwell Park, Kingswood, Hull, HU7 3GY

- Two Bedroom Second Floor Apartment
- Open Plan Lounge with Kitchen
- Bathroom
- Gas Fired Central Heating System
- Viewing Recommended
- Communal Entrance with Stairs off
- Two Bedrooms
- Allocated Single Car Parking Space
- Double Glazed Windows and Side Door
- Located on the Kingswood Development

Asking Price £70,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

 RICS

Apartment 4, 17 Sandwell Park, Kingswood, Hull, HU7 3GY

Two bedroom second floor apartment. Located on the Kingswood development which is known for its vibrant community and excellent local amenities, including shops, restaurants, and recreational facilities, all within easy reach. The area is well-connected, making it convenient for commuting to Hull city centre and beyond. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a retreat. The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining guests. The bathroom is thoughtfully designed, ensuring both functionality and style. The layout of the flat maximises space, creating a warm and inviting atmosphere throughout. Residents will appreciate the modern amenities and the ease of living in this well-maintained property. Don't miss the chance to make this lovely apartment your new home.

Location

Conveniently located within the poplar Kingswood development, the property is well placed for a host of amenities including an Asda superstore, Boots, cinema, David Lloyd leisure centre and additional retail and leisure facilities.

Communal Entrance

Ground floor communal entrance with stairs off to the upper floor apartments.

Apartment Entrance

Entrance door provides access into the property. Cupboard with plumbing for a washing machine. Radiator. Access to all rooms off.

Open Plan Lounge and Kitchen

10'5" x 20'2" (3.193m x 6.153m)

Window and door to the side with Juliet balcony. Fitted with a range of base and wall units with work surfaces and single bowl sink. Electric oven with gas hob and hood over. Space for fridge. Wall mounted gas fired central heating boiler. Two radiator.

Bedroom One

7'10" x 13'7" max (2.388m x 4.145m max)

Window and radiator.

Bedroom Two

6'1" x 9'7" (1.867m x 2.931m)

Window and radiator.

Bathroom

6'3" x 6'6" (1.908m x 2.001m)

Suite of bath with electric shower over, wash hand basin and WC. Window, radiator and part tiled walls.

Outside

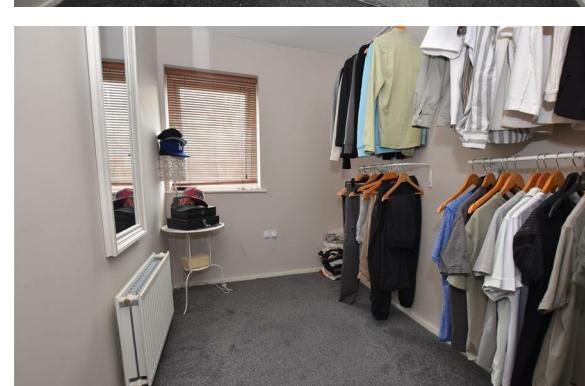
Allocated single car parking space.

Energy Performance Certificate

The current energy rating on the property is C (77).

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 00270142001704. 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 pro-curation 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 Leasehold on a 250 year lease from 1st January 2008. We have been advised that the service charge for the period 01/02/2025 to 31/07/2025 is £173.83 per month with an annual ground rent for the period 01/01/2025 to 31/12/2025 of £150.00.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

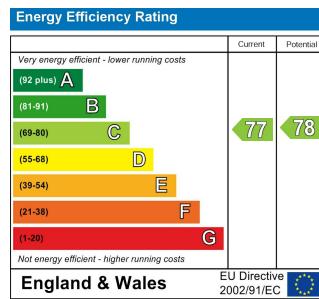
Free Sales Market Appraisal/Valuation

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 your agency agreement for any early termination costs or charges which may apply.

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Money Laundering Regulations 2003 & Immigration Act 2014: 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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