LEONARDS

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Estate Agents
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Land & Rural Consultants



19, Priory Farm Drive, Hull, East Yorkshire, HU4 6SE

- Two Bedroom Mid Terrace Bungalow
- Entrance Porch
- Rear Facing Kitchen with Appliances
- Bathroom
- Car Parking Space and Semi Detached Garage
- No Forward Chain
- Front Facing Lounge
- Two Bedrooms (both with wardrobes)
- Front and Rear Areas
- Early Viewing Advised

Offers In The Region Of £150,000







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NAEA
National Association of Estate Agents

RICS

19, Priory Farm Drive, Hull, East Yorkshire, HU4 6SE

Two bedroom mid terrace bungalow (middle of three properties). Located off Summergroves Way the property is offered for sale with No Forward Chain. The accommodation comprises:- Entrance porch, lounge, kitchen, two bedrooms and a bathroom. Front and rear areas which are designed for low maintenance. Useful garden shed. Car parking space in front of the single semi detached garage. Gas fired central heating system and double glazing. Viewing via Leonards.



Location
Located off Sumergroves Way, the property is well placed for the local amenities including Sainsburys and Aldi supermarket. Hessle square is within a short commute and offers a good selection of facilities.



Entrance Porch
Main front entrance door provides access into the property. Meter cupboard. Inner door provides access into:

Lounge
5.85m x 3.02m (19' 2" x 9' 11")
Window to the front elevation. Fire surround with electric fire (not tested). Radiator.

Kitchen
2.99m x 2.77m (9' 10" x 9' 1")
Containing a range of base and wall units, work surfaces with sink unit. Oven and hob with hood over (all not tested). Fridge/freezer (not tested). Washing machine (not tested). Worcester gas fired central heating boiler (not tested). Window to the rear elevation with adjoining rear entrance door.



Bedroom One
3.47m x 3.10m (11' 5" x 10' 2")
Window to the rear elevation. Wardrobes. Radiator. Access to roof void.

Bedroom Two
3.01m x 2.85m max sizes (9' 11" x 9' 4")
Window to the rear elevation. Wardrobes. Radiator.

Bathroom
2.27m x 1.86m (7' 5" x 6' 1")
Suite of bath with mains shower attachment to the taps. Wash hand basin in vanity unit. WC. Towel rail type radiator. Tiling to the walls. Extractor fan (not tested).



Outside
Front block paved area. Enclosed rear garden area with paving. Planters. Useful garden shed. Rear pedestrian access.

Garage
5.23m x 3.01m (17' 2" x 9' 11")
With up and over door. Parking space in front.

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.



Energy Performance Certificate
The current energy rating on the property is pending.

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.

Purchaser Outgoings
From internet enquiries with the Valuation Office website the property has been placed in Band for Council Tax purposes. Local Authority Reference Number. 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.

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. Please note that there are two titles connected to the sale of this property.

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





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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