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## 2 Northfield Cottages, Elstronwick, Hull, HU12 9BT

- Rural Three Bedroom Semi Detached House
- Recently Freshened Up Décor - Early Viewing Recommended
- Offered For Sale with No Forward Chain
- Distant Open Views
- Generous Front Parking Area and Rear Garden
- Entrance with Stairs off
- Lounge with access to Dining Kitchen
- Side Porch with Useful Stores
- Three Bedrooms and Bathroom
- Oil Fired Central Heating System and Double Glazing

**Offers In The Region Of £195,000**



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# 2 Northfield Cottages, Elstronwick, Hull, HU12 9BT

Three bedroom semi detached house (joined by the side porch to number three). Offered for sale with No Forward Chain this super home is highly recommended for an early viewing. Located in the rural hamlet of Elstronwick, the property enjoys distant open views especially from the rear upper floor rooms. Having been recently freshened up with décor the accommodation comprises: Entrance with stairs off, lounge, dining kitchen with French doors to the outside. There is a side porch with useful stores off. On the first floor can be found the three bedrooms and a family bathroom. Off road parking to the front and generous rear garden area. Oil fired central heating system and double glazing. Viewing via Leonards.

## Location

Located in a rural hamlet approximately 12 miles East of Hull. The nearby village of Burton Pidesa has a primary school, petrol station with small shop, play park and public house. The village is located between Hull and Withernsea.

## Entrance

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation.

## Lounge

15'10" x 12'9" max (4.833m x 3.891m max)

Window to the front elevation. Two radiators. Under stairs cupboard.

## Dining Kitchen

9'2" x 9'4" + 9'5" x 9'4" (2.807m x 2.849m + 2.888m x 2.849m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of oven and hob. Space for freestanding appliances. Radiator. French doors and window to the rear elevation.

## Side Porch

4'6" x 16'0" (1.391m x 4.896m)

Front and rear access doors. Store/utility off and additional store.

## Store/Utility

8'1" x 5'8" (2.476m x 1.739m)

Base and wall units, Oil fired central heating boiler. Window to the rear elevation.

## First Floor Landing

Access to all rooms off. Access to roof void. Window to the side elevation.

## Bedroom One

9'9" x 12'9" (2.991m x 3.909m)

Window to the front elevation. Radiator. Cupboard.

## Bedroom Two

10'5" + door recess x 9'6" (3.195m + door recess x 2.907m)

Window to the rear elevation. Radiator.

## Bedroom Three

7'10" x 8'11" includes bulkhead (2.407m x 2.732m includes bulkhead)

Window to the front elevation. Stairs bulkhead. Radiator.

## Bathroom

8'3" x 5'4" (2.520m x 1.636m)

Suite of bath with electric shower over, wash hand basin and WC. Radiator. Windows to the side and rear elevations.

## Outside

The property occupies a pleasant position within this small hamlet and enjoys distant open views. To the front there is off road parking for several cars with small grassed area. The larger rear garden is mainly grassed with greenhouse, small paved area. Stoned areas. Distant countryside open views.

## Energy Performance Certificate

The current energy rating on the property is D (63).





### 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 ELS031861060. 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 and electric are connected. Central heating is provided by an oil fired central heating boiler. Drainage is via a septic tank. 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

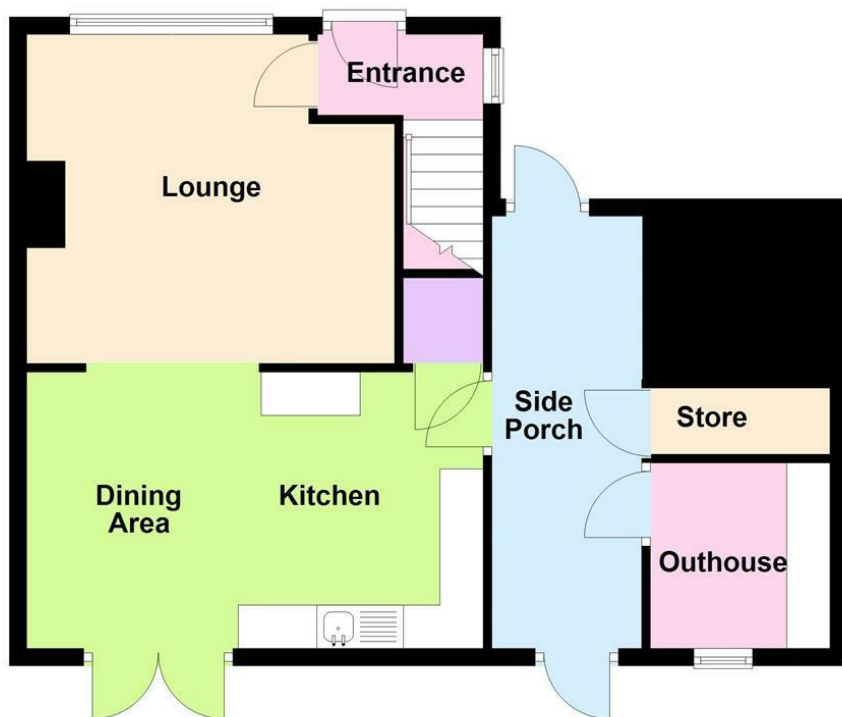
Strictly through the sole agents Leonards 01482 375212/01482 330777

### 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.



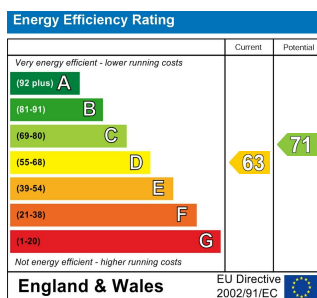
**Ground Floor**



**First Floor**



## 2 Northfield Cottages, Elstronwick



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