# LEONARDS

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Estate Agents
Lettings & Management
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Valuers & Auctioneers
Land & Rural Consultants




## 7 Minster Court, 1155 Holderness Road, Hull, HU8 9EA

- Two Bedroom First Floor Flat
- Communal Entrance with Stairs to Upper Floors
- Front Facing Lounge Diner
- Two Double Bedrooms
- Communal Gardens
- Well Presented Accommodation
- Entrance Lobby to Hallway
- Rear Facing Kitchen
- Shower Room
- Garage in a Block

## Offers In The Region Of £75,000







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

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NAEA
National Association of Estate Agents

RICS

# 7 Minster Court, 1155 Holderness Road, Hull, HU8 9EA

Well presented two bedroom first floor flat. Ideally suited to the cash buyer. Offered for sale with No Forward Chain the accommodation comprises:- Communal entrance with intercom access. Stairs lead off to the upper floors. Flat lobby with hallway providing access to all rooms off. Front facing lounge, rear facing kitchen, two bedrooms and shower room. Communal gardens with garage in a block. Gas fired central heating system and flat double glazed windows. Viewing via Leonards.



**Location**
Located along Holderness Road, the property is well placed for a host of amenities including the Morrisons supermarket. The city centre is within a short commute which provides an extensive range of shopping, leisure and transport facilities.



**Communal Entrance**
Communal ground floor entrance with intercom access. Stairs lead off to the upper floors.

**First Floor Landing**
Access to store cupboard. Main entrance door provides access into the apartment.

**Entrance Lobby**
Inner door provides access into the hallway.

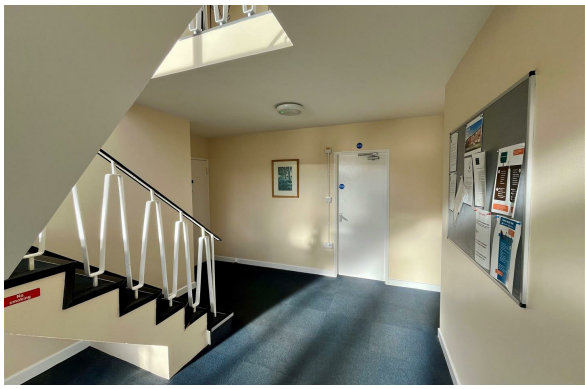
**Inner Hallway**
Store cupboards. Access doors to all rooms off.

**Lounge**
12' 10" x 16' 8" (3.91m x 5.08m)
Window to the front elevation. Fire surround with electric fire. Radiator.



**Kitchen**
9' 4" x 8' 10" (2.84m x 2.69m)
Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Fitted gas oven. Separate gas hob with hood over. Space for washing machine and fridge/freezer. Window to the rear elevation. Tiling to the walls.

**Bedroom One**
11' 11" x 10' 7" (3.63m x 3.23m)
Window to the front elevation. Range of wardrobes. Radiator.

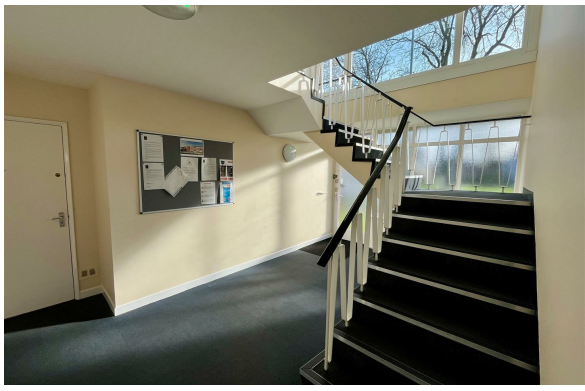


**Bedroom Two**
10' 10" x 10' 11" (3.30m x 3.33m)
Window to the rear elevation. Cupboard housing the gas fired central heating boiler. Radiator.

**Shower Room**
7' 11" x 5' 6" (2.41m x 1.68m)
Suite of shower cubicle, wash hand basin and WC. Window to the rear elevation. Towel rail radiator. Tiling to the walls.

**Outside**
Communal gardens. Single garage in a block.

**Energy Performance Certificate**
The current energy rating on the property is C (73).



**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 00230105000704. 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**
This property has two titles, one Freehold for the flat and one Leasehold on a 999 year lease from18th December 1968 for the grounds and building. The current service charge for 1st January 2026 to 31st December 2026 is £1500.

**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.







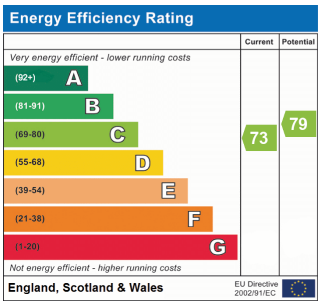




# Ground Floor




## 7 Minster Court, 1155 Holderness Road, Hull




Address: Holderness Road, Hull

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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