



5, Ferry Court, Brough, East Yorkshire, HU15 1ET

- Located Close To The Railway Station
- Entrance Lobby
- Breakfast Kitchen
- Two Bedrooms
- Gardens with Garage and Car Parking Space
- Mid Terrace Town House
- Lounge
- First Floor Landing
- Shower Room
- No Forward Chain

Offers In The Region Of £165,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

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

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

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

Website: www.leonards-property.co.uk

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A mid-terrace two bedroom property with garden areas to both front and rear and benefitting from a single garage and car parking space. The property is majority double glazed, with gas fired central heating and briefly comprises:- Ground floor: Entrance lobby, lounge, breakfast kitchen. First floor. Bedroom one with fitted wardrobes, second bedroom having recess storage, shower room with three piece suite. No Forward Chain. Viewing via Leonards.

Location

Situated in the popular West Hull village of Brough, the property is particularly convenient for access onto the nearby A63 and a short distance from Brough's mainline train station.

Ground Floor

Enter via a main entrance door into the property.

Entrance Lobby

Single panel radiator. Door leading into the lounge. Window to the side aspect.

Lounge

14' 6" x 15' 1" (4.42m x 4.60m)

Having a bow window to the front. Stairs leading to the first floor accommodation. Stone feature plinth display. Radiator. Under stairs meter cupboard. Open to kitchen/breakfast room.

Breakfast Kitchen

14' 6" x 9' 1" (4.42m x 2.77m)

Fitted with a range of base drawer and wall units, having work surfaces. Single drainer sink unit with mixer tap. Tiled splash back areas. Hob with oven. Plumbing for automatic washing machine. Radiator. Window to the rear elevation, rear entrance door leading outside.

First Floor Landing

With linen storage and loft hatch access. Doors leading into the two bedrooms and shower room.

Bedroom One

14' 6" x 11' 10" (4.42m x 3.61m)

With wardrobes, storage, drawer and dresser unit. Radiator and window to the front aspect.

Bedroom Two

8' 2" x 9' 2" (2.49m x 2.79m)

Having recessed storage/wardrobe and radiator. Window to the rear aspect.

Shower Room

5' 11" x 5' 10" (1.80m x 1.78m)

Fitted with white three piece suite including low level flush W.C., pedestal wash hand basin with mixer tap and corner shower cubicle with plumbed in shower. Tiled splash backs and flooring. Heated towel radiator. Window to the rear

Outside

There are garden areas to the front and rear. Access into the single garage. Car Parking Space.

Garage

9' 0" x 17' 7" (2.74m x 5.36m)

With an up and over door, power supply and lighting. Wooden window and rear personal access door.

Energy Performance Certificate

The property has an EPC rating within Band C (71)

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.

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/engb/mobile-coverage>

Tenure

The tenure of this property is Freehold.



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 carryout 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.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes, Local Authority Reference Number ELT055005000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

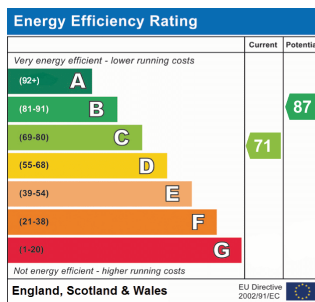
Referral Fees

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 procurement fee they receive.

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.



Address: Ferry Court, Brough

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