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4 Pemberton Gardens, Folkestone Street, Hull, HU5 1BS

- Vacant Two Bedroom Mid Terrace House
- Ideal First Time or Investment Property
- Lobby with Stairs off
- Rear Facing Kitchen with access to Rear Yard
- Small Front and Rear Yard Areas
- Located off Folkestone Street
- Entrance into Lounge
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Gas Fired Central Heating System and Double Glazing

Offers In The Region Of £68,000



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4 Pemberton Gardens, Folkestone Street, Hull, HU5 1BS

Vacant two bedroom mid terrace house, located off Folkestone Street the property is well placed for amenities along Beverley Road. Ideally suited to the first time or investment buyer. The accommodation comprises:- Entrance into lounge, lobby, ground floor bathroom, kitchen, first floor with two bedrooms. Small front and rear yard areas. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Folkestone Street which in turn lies off Sculcoates Lane the property is well placed for the local amenities nearby along Beverley Road.

Entrance into Lounge

12'2" to back of cb x 10'10" + bay (3.710m to back of cb x 3.325m + bay)

Main front entrance door provides access into the property. Window to the front elevation. Radiator. Wooden effect flooring.

Lobby

Stairway to the first floor accommodation. Radiator.

Ground Floor Bathroom

5' 6" x 7' 9" (1.68m x 2.36m)

Suite of bath with shower over. Wash hand basin. WC. Part tiled walls. Towel rail type radiator. Radiator. Extractor fan.

Kitchen

11' 5" x 7' 6" (3.48m x 2.29m)

Containing a range of base and wall units. Work surfaces with sink unit. Appliances of oven and hob. Wall mounted boiler. Radiator. Window to the rear elevation. Rear Entrance door.

First Floor

Bedroom One

11'0" + alcove x 8'11" (3.35m + alcove x 2.72m)

Window to the front elevation. Radiator.

Bedroom Two

9' 2" x 9' 8" (2.79m x 2.95m)

Window to the rear elevation. Radiator.

Outside

Front and rear yard.

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 C (69).

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 0018018500040B. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

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>

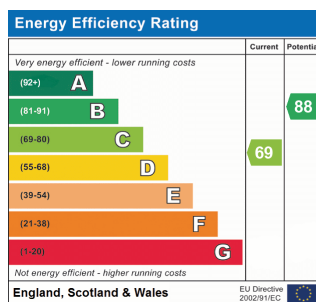
Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777





Address: Folkestone Street, HU5

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