



103 Southcoates Lane, Hull, HU9 3AU

- Three Bedroom Mid Terrace House
- Well Presented Accommodation
- Entrance Hall with Stairs off
- Lounge and Dining Areas
- Three First Floor Bedrooms (Cloakroom WC off Bed One)
- Offered For Sale with No Forward Chain
- Garage at the Rear
- Ground Floor Shower Room
- Kitchen with access to Conservatory
- Front and Rear Garden Areas

Offers In The Region Of £139,950



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Located on Southcoates Lane in the vibrant city of Hull, this charming mid-terrace house presents an excellent opportunity for families and first-time buyers alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. Situated in a lively neighbourhood, residents will benefit from easy access to local amenities, schools, and parks, making it an ideal location for families. The property is also well-connected to public transport, allowing for straightforward commutes to the city centre and beyond. This mid-terrace house on Southcoates Lane is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it is a must-see for anyone looking to settle in Hull. Don't miss the chance to make this delightful property your own.

Location

The property is located on Southcoates Lane off Holderness Road which has numerous amenities, shops, and local bus routes. There are also local schools nearby, East Park is a short walk away, and Woodford Leisure Centre is a five minute drive.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation with under stairs cupboard. Radiator. Access to ground floor rooms off.

Shower Room

4'4" x 8'2" (1.321m x 2.495m)

Suite of shower cubicle. Vanity unit with wash hand basin. Separate WC. Tiling to the walls. Towel rail type radiator. Extractor fan. Window to the rear elevation.

Lounge Area

11'8" to back of chimney breast x 11'9" + bay (3.570m to back of chimney breast x 3.586m + bay)

Bay window to the front elevation. Fire surround with coal effect gas fire. Radiator. Doors to:

Dining Area

13'1" to back of chimney breast x 11'2" (4.012m to back of chimney breast x 3.411m)

Fire surround with coal effect gas fire. Door to the rear garden. Radiator. Access into:

Kitchen

7'2" x 12'2" (2.206m x 3.714m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of electric oven and hob, dishwasher, fridge and freezer. Space for washing machine. Window to the side elevation with adjoining side entrance door. Wooden effect flooring. Part tiled walls. Sliding door provides access into:

Conservatory

7'5" x 8'4" (2.263m x 2.543m)

Overlooking the rear garden area with doors to the rear.

First Floor Landing

Access to rooms off.

Bedroom One

11'4" x 11'4" (3.459m x 3.477m)

Window to the front elevation. Wardrobes. Radiator. Access into:

Cloakroom WC

5'5" x 4'8" (1.655m x 1.426m)

Suite of WC. Wash hand basin. Window to the front elevation. Radiator.

Bedroom Two

9'5" x 11'6" (2.878m x 3.515m)

Window to the rear elevation. Wardrobes. Radiator.

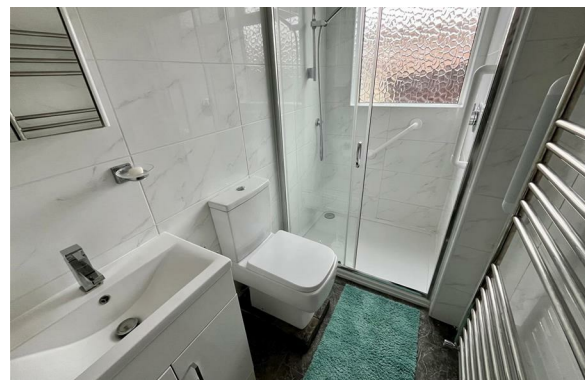
Bedroom Three

8'0" x 8'5" (2.447m x 2.584m)

Window to the rear elevation. Wardrobes. Boiler cupboard with gas fired central heating boiler. Radiator.

Outside

The property has a forecourt style garden to the front and low maintenance garden style area at the rear. There is access to the garage via the rear ten foot.



Garage

8'3" x 15'11" (2.535m x 4.855m)

Front access door. Side personal door.

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 (72).

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.

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.

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

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 00230107010308. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

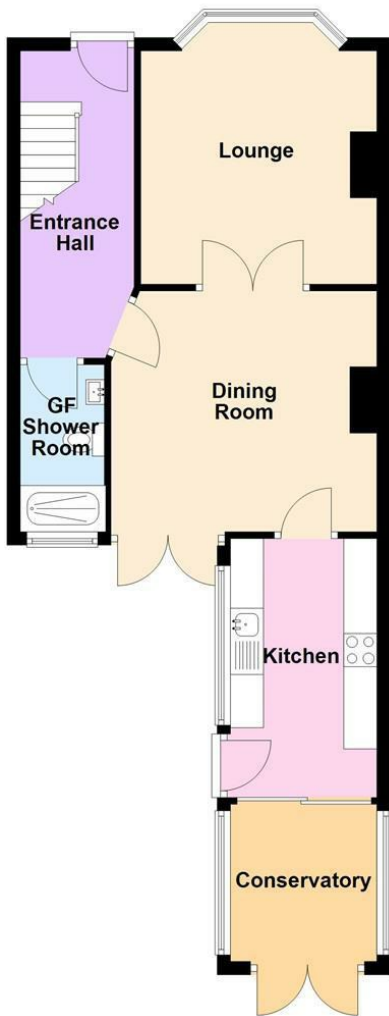
Free Sales Market Appraisal/Valuation

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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: 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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