

8 Ferryman Close, Wawne, Hull, East Yorkshire, HU7 5ET

LEONARDS

SINCE 1884

- **Well Presented Three Bedroom Semi Detached House**
- **7.3kW EV Charging Provision [Via Mobile Charger]**
- **Bedroom One with En Suite Shower - Wet Room**
- **Gas Fired Central Heating and Under Floor Ground Floor Heating**
- **Pleasant Cul de Sac Position with Rural Outlook**
- **Ground Floor WC and separate Utility Room**
- **Two Further Bedrooms and Family Bathroom**
- **Oak Internal Doors**
- **Modern Fitted Dining Kitchen with Appliances**
- **Parking for Two/Three Cars and Enclosed Rear Garden**

Welcome to Ferryman Close, a modern development located on the outskirts of this small village. We are delighted to be marketing this fabulous three bedroom semi detached house. The well presented accommodation benefits from modern fittings and appliances and comprises:- Entrance hall with stairs off, front facing lounge, lobby, ground floor WC, utility room and a rear facing dining kitchen. On the first floor there are three bedrooms, the main bedroom having a en suite shower - wet room, bathroom with three piece suite. There is off road parking to the front for two/three cars and an enclosed rear garden area with useful garden shed. Gas fired central heating system which is complimented by under flooring heating to the ground floor. Double glazing. Alarm system. Viewing via Leonards.

Offers In The Region Of £230,000







Location
The property is situated in the suburban village of Wawne fringing the outskirts of the City of Kingston upon Hull and convenient both for the popular market town of Beverley lying approximately 8 miles to the north. Located towards the village outskirts with rural/agricultural outlook. The village provides some local services including the village church and convenience store. Located within a short commute of the Kingswood retail park which offers a wide range of shopping, leisure and retail facilities. Schooling is available at The Kingswood Academy and Wawne Primary school.

Entrance Hall
Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Laminate flooring.

Lounge
3.60m x 3.36m (11' 10" x 11')
Window to the front elevation. Laminate flooring. Under floor heating thermostat.

Dining Kitchen
4.32m x 3.66m (14' 2" x 12')
Fitted with a generous range of base and wall units. Work surfaces with single drainer sink unit. Kick boards and under counter lighting provided. Integrated BEKO appliances of dishwasher, fridge freezer, combi electric oven, stainless steel gas hob with hood over. Kitchen island unit with black mirror chip quartz worktop. Base storage units and integrated three compartment bin. Gloss tiled flooring. Inset ceiling lights. Window to the rear elevation. French doors to the rear garden. Under floor heating thermostat.

Access Into
Gloss tiled flooring. Access into WC and Utility Room off.

Ground Floor WC
1.36m x 1.50m (4' 5" x 4' 11")
Containing a two piece suite of WC. Wash hand basin with integrated vanity unit. Extractor fan. Gloss tiled flooring.

Utility Room
1.38m x 1.60m (4' 6" x 5' 3")
Fitted with a base unit with work surface over. Concealed washer dryer. Wall mounted gas fired central heating boiler. Window to the side elevation. Gloss tiled flooring. Extractor fan. Under floor heating manifolds.

First Floor Landing
Cupboard with power point. Access to roof void with light.

Bedroom One
2.77m x 3.17m (9' 1" x 10' 5")
Window to the front elevation. Radiator. Carpeted floor covering.

En Suite Shower Wet Room
2.35m x 1.47m (7' 9"max into shower x 4' 10")
Suite of mains shower unit. Wash hand basin with vanity drawers. WC. Full height tiled walls and flooring. Chrome heated towel radiator.. Extractor fan. Inset ceiling lighting.





Bedroom Two
3.72m x 2.29m (12' 2" max x 7' 6")
Window to the rear elevation. Sliding door wardrobe included. Radiator. Carpeted floor covering.

Bedroom Three
2.55m x 1.96m (8' 4" x 6' 5")
Window to the rear elevation. Sliding door wardrobe included. Radiator. Carpeted floor covering.

Bathroom
1.75m x 2.26m (5' 9" x 7' 5")
Suite of bath with mixer tap and mains shower attachment. Screen. Vanity unit with wash hand basin. Vanity cupboard over. WC. Window to the side elevation. Chrome towel rail radiator. Full height tiling to the walls. Tiled flooring. Inset ceiling lighting.

Outside
Block paved parking to the front with space for two/three cars. Side pedestrian access to the enclosed rear garden area. The rear garden has defined areas of a patio area which adjoins the rear of the house, grassed area and decking area at the rear. There are outside power sockets. Garden tap. Garden store shed. Provision for 32A Hot Tub Connection.

There is a socket outlet and a car charger connection point to the side of the property, which requires a mobile charger for EV Charging.

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 B (84).

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.





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 B for Council Tax purposes. Local Authority Reference Number WAW024008000. 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 by Leonards,

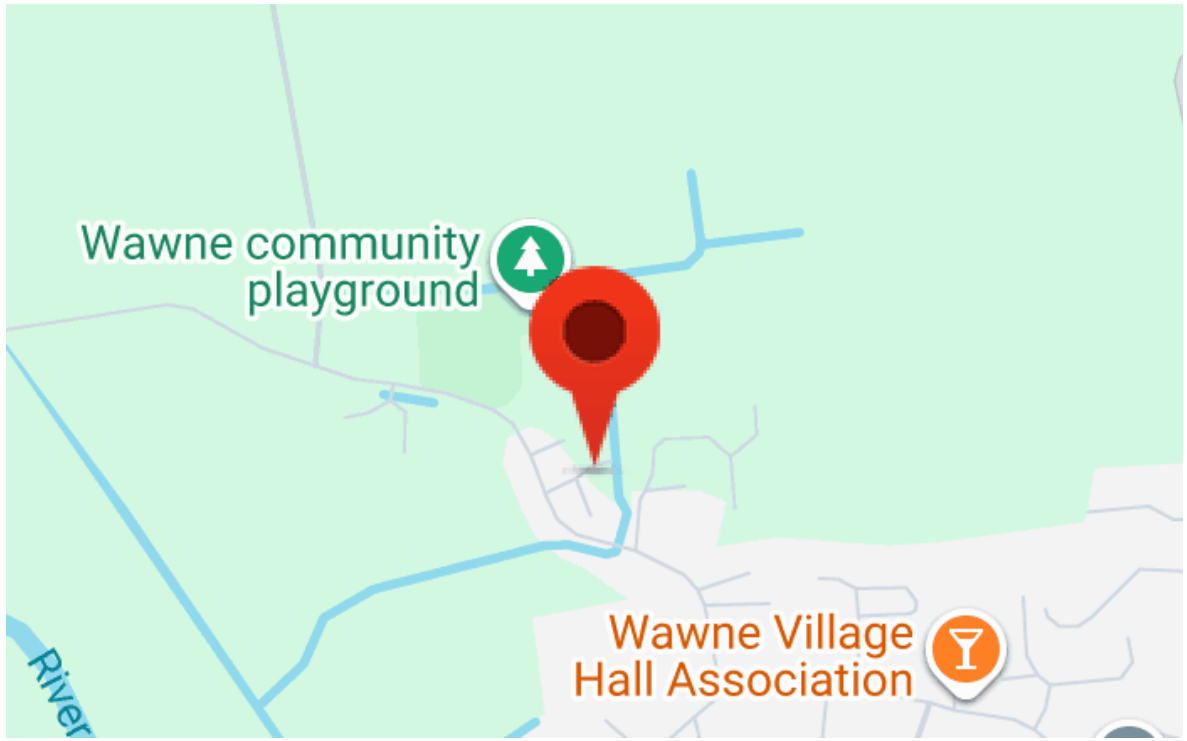
All services can be demonstrated by the owner as operational upon visitation.

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. There are two titles connected to this property. One title for the property and the second for the shared areas which are under a management company. We have been advised that there is currently a monthly charge of £10 for the upkeep of these areas.

Viewings
Strictly through the sole agents Leonards 01482 375212/01482 330777















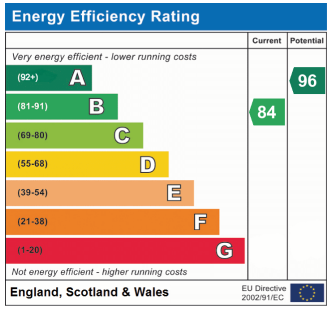






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