



6, Woodlands Road, Hull, East Yorkshire, HU5 5EF

- Well Presented Mid Terrace House
- Entrance with Stairs off
- Kitchen with Appliances
- Garden Room
- Cloakroom WC
- Extended Ground Floor Accommodation
- Lounge with Dining Area
- Shower Room
- Two Bedrooms and Loft Space
- Garden with Garage and Shed

Offers In The Region Of £180,000



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6, Woodlands Road, Hull, East Yorkshire, HU5 5EF

Well presented two bedroom mid terrace house. Located off Willerby Road, the property is well placed for amenities nearby. Extended to the ground floor, the accommodation comprises:- Entrance, lounge with dining area, modern kitchen with appliances, shower room, garden room, first floor, two bedrooms, cloakroom WC and loft space. Garden areas with garage and shed. Gas fired central heating system, double glazing and solar panels. Viewing via Leonards.

Location

Located off Willerby Road, the property is well placed for access to local amenities nearby.

Entrance

Main front entrance door provides access into the property. Radiator. Stairs off to the first floor accommodation.

Lounge Area

3.60m x 3.66m (11' 10" x 12')

Window to the front elevation. Fire surround with coal effect gas fire. Radiator.

Dining Area

2.46m x 4.63m (8' 1" x 15' 2")

Radiator. Under stairs cupboard.

Kitchen

2.99m x 3.25m (9' 10" x 10' 8")

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of oven, hob and hood. Fridge/freezer and separate drink cooler. Washing machine and dishwasher. Gas fired central heating boiler. Part tiled walls.

Shower Room

1.39m x 3.27m (4' 7" x 10' 9")

suite of shower cubicle with mains shower. Wash hand basin and WC. Tiling to the walls. Towel rail type radiator.

Garden Room

3.21m x 3.99m (126' 3" x 157' 1")

Overlooking the rear garden with access doors to the rear. Radiator. Light/ceiling fan.

First Floor

Access to rooms off.

Bedroom One

3.09m x 3.70m (10' 2" x 12' 2")

Windows to the front elevation. Wardrobes with sliding doors. Dressing table. Radiator. Access to loft space.

Bedroom Two

3.06m x 2.78m (10' x 9' 2")

Window to the rear elevation. Radiator.

Cloakroom WC

2.15m x 1.76m (7' 1" x 5' 9")

Suite of WC. Vanity cupboards with sink unit. Window to the rear elevation. Radiator.

Outside

Low maintenance front garden area. The rear garden has paved and grassed areas.

Garage

7.45m x 3.72m (24' 5" x 12' 3")

With electric roller front access door. Bench. Side access door. Rear ten foot access.

Shed

2.39m x 3.01m (7' 10" x 9' 10")



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 C (80).

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 00220180000406. 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>

Loft Space

2.88m x 4.67m (113' 3" x 183' 9")

Roof light window. Solax Power solar panel unit.

Tenure

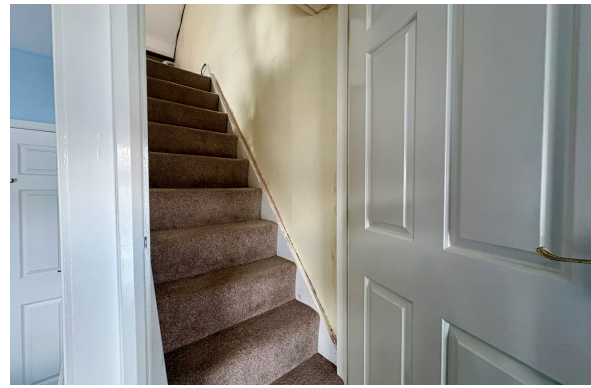
The tenure of this property is Freehold.

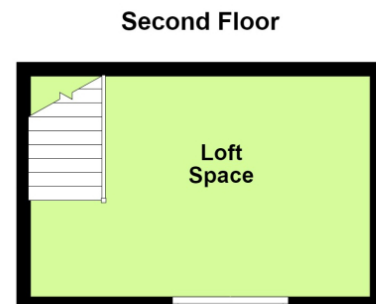
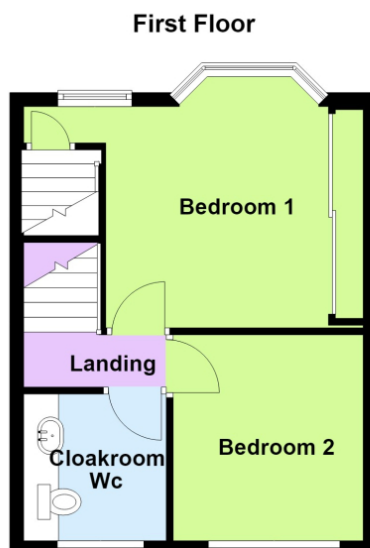
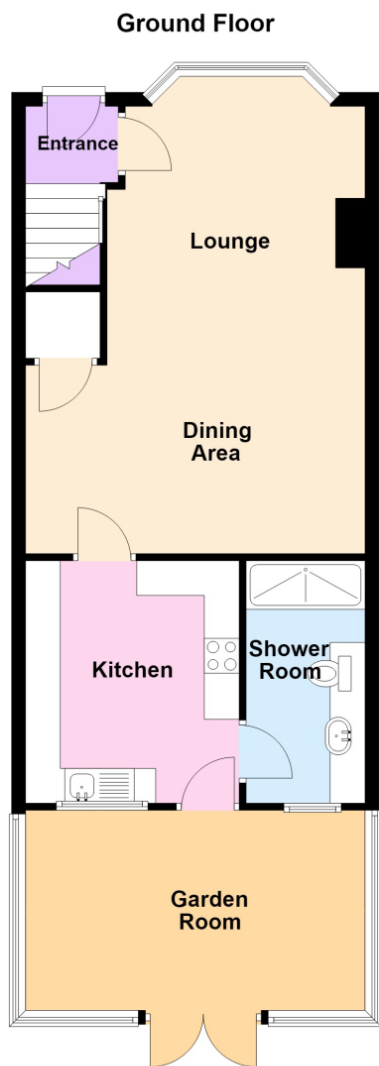
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Agents Note

This property is being sold subject to a grant of probate.





6 Woodlands Road, Hull

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

Address: Woodlands Road, Hull

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