





Leonard Street,Hull HU3 1SA

william
h brown

welcome to

Leonard Street, Hull

Two bedroom house with loft space, perfect for investors looking to add to their portfolio.













Entrance Hall
With a door to the front leading into the property, stairs leading to the upper floor and access to the lounge and kitchen.

Lounge
9' 8" x 10' 5" (2.95m x 3.17m)
With a feature fireplace with surround, a radiator and a double glazed window to the front.

Kitchen
8' 7" x 11' 3" (2.62m x 3.43m)
Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, plumbing for a dish washer, space for a fridge freezer, space for a cooker, a storage cupboard, a radiator, a boiler unit, a double glazed window to the rear and a door leading to the rear garden.

Bedroom 1
6' 4" x 6' 7" (1.93m x 2.01m)
With a storage cupboard, a radiator and a double glazed window to the front.

Bedroom 2
13' 2" x 10' 4" (4.01m x 3.15m)
With a storage cupboard.

Bathroom
With a W/C, a vanity wash hand basin, a bath with a shower over, an extractor fan and a double glazed window to the rear.

Loft Space
A boarded loft with working electricity and lighting, a storage cupboard and a sky light.

Rear Garden
With a concrete patio area, an area for plants and a brick wall.

Agents Notes
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Leonard Street, Hull

- GUIDE PRICE £90,000-£100,000
- TENANTS IN SITU
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BUS ROUTES TO THE CITY CENTRE
- VIEWINGS ESSENTIAL

Tenure: Freehold EPC Rating: D
Council Tax Band: A

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.

guide price

£90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120757

The Property Ombudsman

Property Ref:
NEA120757 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01482 447748

NewlandAvenue@williamhbrown.co.uk

82 Newland Avenue, HULL, East Yorkshire, HU5 3AB

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.