



5 Elm Villas Ings Lane, Keyingham, Hull, HU12 9RW

- Well Presented Two Bedroom Mid Terrace House
- Entrance Hall with Stairs off
- Rear Facing Dining Kitchen
- Two Double Bedrooms
- Front Car Parking Space
- Pleasant Village Position
- Front Facing Lounge
- First Floor Landing
- Shower Room
- Small Enclosed Rear Yard Area

Offers In The Region Of £125,000



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Two bedroom mid terrace house, pleasant village position with off road parking to the front. The well presented accommodation comprises:- Entrance hall, lounge, dining kitchen, first floor landing, two bedrooms and shower room. Car parking space to the front and enclosed rear yard area. Gas central heating system and double glazing. Viewing via Leonards.

Location

Located in the East Yorkshire village of Keyingham within easy reach of the main street for local shopping, takeaways and doctors surgeries and a short walk from the Primary School and playing field. With public transport links between Hull and the East Coast.

Entrance Hall

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

Lounge

12'11" x 11'2" + bay (3.945m x 3.418m + bay)

Bay window to the front elevation. Radiator. Wooden effect flooring.

Kitchen

15'7" x 10'2" (4.772m x 3.115m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Appliances of electric oven and gas hob with hood over. Built in dishwasher and space for washing machine and fridge/freezer. Window to the rear elevation with rear entrance door. Boiler cupboard with gas fired central heating boiler. Radiator. Wooden effect flooring.

First Floor Landing

Access to all rooms off.

Bedroom One

11'9" x 11'3" (3.584m x 3.450m)

Window to the front elevation. Fitted wardrobes with drawer units. Radiator. Wooden effect flooring.

Bedroom Two

8'6" x 10'3" (2.598m x 3.148m)

Window to the rear elevation. Radiator. Wooden effect flooring.

Shower Room

6'5" x 7'3" (1.957m x 2.231m)

Suite of shower cubicle, wash hand basin and WC. Window to the rear elevation. Towel rail radiator.

Outside

Front car parking space and small enclosed rear yard area.

Energy Performance Certificate

The current energy rating on the property is C (69).

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.



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 KEY015005000. 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 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.

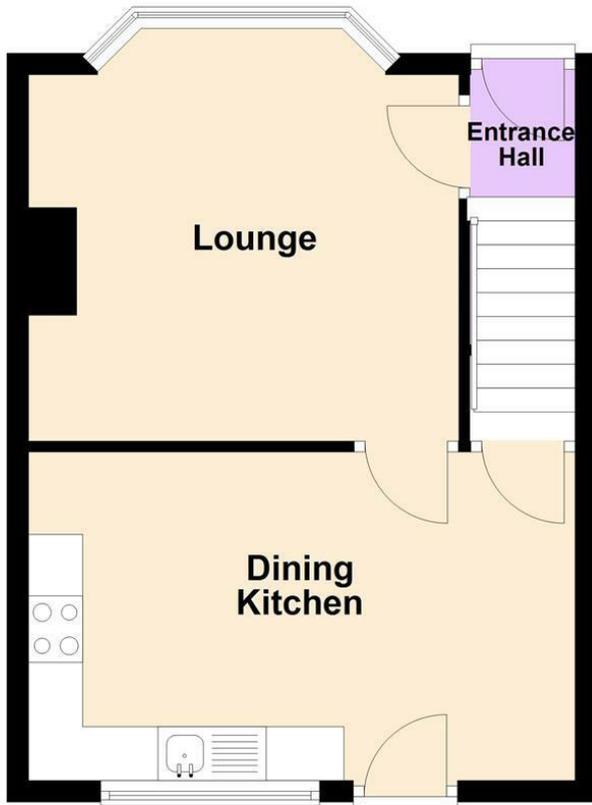
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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.

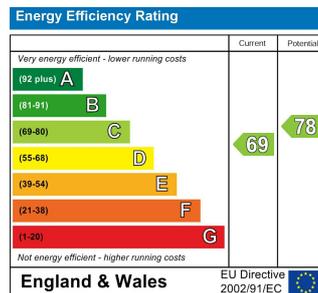
Ground Floor



First Floor



5 Elm Villas , Ings Lane, Keyingham



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