



24, Clare Grove, Hull, HU9 3SX

- Three Bedroom Semi Detached House
- Requiring Updating and Improvements
- Entrance Hall with Stairs off
- Kitchen with Units
- Garden Areas
- Located Off Preston Road
- Offered For Sale with No Forward Chain
- Lounge and Dining Area
- Three Bedrooms and Shower Room
- Part Gas Central Heating System (not tested)

Offers In The Region Of £89,500



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24, Clare Grove, Hull, HU9 3SX

Three bedroom semi detached house, located off Preston Road. The property is offered for sale with No Forward Chain. Requiring a scheme of updating and improvements the accommodation comprises:- Entrance hall with stairs off, lounge, dining area and kitchen. On the first floor can be found the three bedrooms and a shower room. Garden areas. Part gas fired central heating system (not tested) and double glazing. Viewing via Leonards.

Location

Located off Preston Road and Exeter Grove the property is well placed for local schooling. There are some local amenities along Southcoates Lane and Marfleet Lane.

Entrance Hall

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

Lounge Area

13'7" max x 9'11" (4.163m max x 3.025m)
Window to the front elevation. Radiator.

Dining Area

12'1" to back of cb x 12'8" (3.68m to back of cb x 3.86m)
Patio door to the rear elevation. Radiator.

Kitchen

7' 9" x 12' 8" (2.36m x 3.86m)
Range of base and wall units. Work surfaces with sink unit. Windows to the rear elevation and side entrance door. Radiator.

First Floor Landing

Window to the side elevation. Radiator. Access to roof void.

Bedroom One

10'8" max x 14'5" (3.254m max x 4.407m)
Window to the front elevation.

Bedroom Two

11'11" max x 8'4" (3.652m max x 2.559m)
Window to the rear elevation.

Bedroom Three

6'2" x 11'5" + 3'2" x 5'0" (1.899m x 3.491m + 0.976m x 1.531m)
Window to the front elevation. Alcove with Ideal gas fired central heating boiler (not tested).

Shower Room

8' 0" x 6' 2" (2.44m x 1.88m)
Suite of shower cubicle, wash hand basin and WC. Windows to the side and rear elevations.

Outside

There are garden areas to the front, side and rear.

Energy Performance Certificate

The current energy rating on the property is D (62).

Anti Money Laundering Compliance

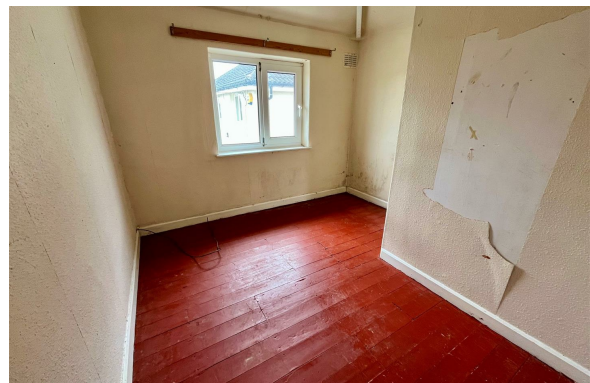
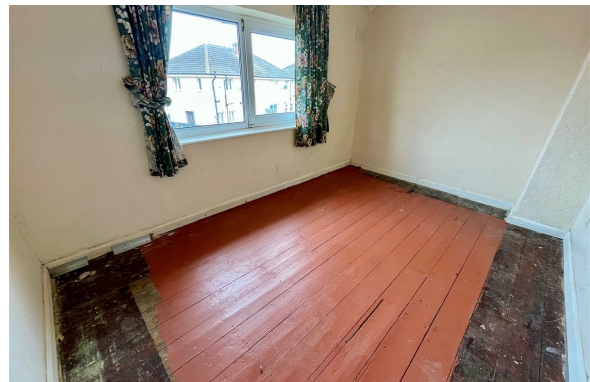
Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per 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 00350013002406. 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.

Tenure

The tenure of this property is Freehold.

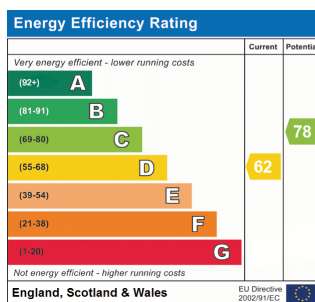
Viewings

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.





Address: Clare Grove, Hull

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