



## 50 Hutt Street, Hull, East Yorkshire, HU3 1QL

- Mid Terrace House comprising Two Flats
- Ground Floor Flat - Lounge - Bedroom - Kitchen - Bathroom
- Ideal Investment Purchase
- Gas Central Heating Systems
- No Forward Chain
- Located off Spring Bank close to Amenities
- First Floor Flat - Lounge - Bedroom - Kitchen - Bathroom
- Rear Garden Area
- Majority Double Glazing
- Early Viewing Recommended

**Offers In The Region Of £125,000**



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# 50 Hutt Street, Hull, East Yorkshire, HU3 1QL

Mid terrace house, converted to provide two self contained flats. Located off Spring bank the property is well placed for a host of local amenities nearby and within a short walk of the city centre. Accessed via a communal entrance with access doors to the ground and first floor flats. Both flats comprise of a bedroom, lounge, kitchen and bathroom. Both flats have a gas fired central heating system and there is majority double glazing (front door timber). There is a garden area to the rear. No Forward Chain. Viewing via Leonards.

## Location

Located off Spring Bank the property is well placed for local amenities and access to the city centre.

## Communal Entrance

A shared communal entrance provides access into the property and the ground and first floor flats.

## Ground Floor Flat

### Bedroom

11'9" max x 8'5" extends to 13'0" (3.594m max x 2.588m extends to 3.984m)  
Window to the front elevation and radiator.

### Lounge

9'5" to back of cb x 12'10" (2.884m to back of cb x 3.937m )  
Window to the rear elevation and radiator.

### Kitchen

8'8" x 8'11" (2.652m x 2.737m)  
Fitted with base and wall units, work surfaces with single drainer sink unit. Appliances of oven and hob with hood over. Space for appliances, window to the side elevation. Wall mounted gas fired central heating boiler.

### Rear Lobby

Side entrance door and cupboard.

### Bathroom

8'8" x 4'9" (2.648m x 1.473m)  
Suite of bath with electric shower over, wash hand basin and WC. Window to the rear elevation and part tiled walls.

## First Floor Flat

### Bedroom

8'11" to cb x 13'1" (2.740m to cb x 3.994m)  
Window to the front elevation and radiator.

### Lounge

11'3" to cb x 12'11" (3.449m to cb x 3.953m)  
Window to the rear elevation and radiator.

### Kitchen

7'10" x 13'1" (2.406m x 3.996m)  
Fitted with base and wall units, work surfaces with single drainer sink unit. Appliances of oven and hob with hood over. Space for appliances, window to the front elevation. Wall mounted gas fired central heating boiler in cupboard.

### Bathroom

7'8" to cb x 12'0" (2.343m to cb x 3.667m)  
Suite of bath with electric shower over, wash hand basin and WC. Window to the rear elevation, radiator and part tiled walls.

### Outside

Rear garden area.

## Energy Performance Certificate - Flat 1

The current energy rating on the property is D (60).

## Energy Performance Certificate - Flat 2

The current energy rating on the property is D (55).



### **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 - Flat 1**

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00090043005009. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### **Purchaser Outgoings - Flat 2**

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00090043005013. 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. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### **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.



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

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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