



## 59 Stephenson Street, Hull, HU9 3BP

- Three Bedroom Mid Terrace House
- Entrance Hall with Stairs off
- Kitchen with Lobby and WC off
- Three Bedrooms and Bathroom
- No Forward Chain
- Requires a Scheme of Improvements Throughout
- Lounge and Dining Area
- First Floor Landing
- Garden Areas to Front and Rear
- Well Placed for Local Amenities

Offers In The Region Of £119,995



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# 59 Stephenson Street, Hull, HU9 3BP

Three bedroom mid terrace house, offered for sale with No Forward Chain. Requiring a scheme of improvements throughout the accommodation comprises:- Entrance hall, lounge and dining areas, kitchen, rear lobby, ground floor WC. On the first floor can be found the three bedrooms and a bathroom. Garden areas to front and rear with rear garage/space. Gas fired central heating system (not tested) and majority double glazed. Viewing via Leonards.

## Location

The property is located on the corner with Watt Street which runs between Brindley Street and Southcoates Lane. Holderness Road has numerous amenities, shops, and local bus routes. There are also local schools nearby, East Park is a short walk away, and Woodford Leisure Centre is a short drive.

## Entrance Hall

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

## Lounge Area

11'10" x 11'2" + bay (3.609m x 3.418m + bay)

Window to the front elevation. Radiator. Open to:

## Dining Area

10'9" to back of chimney breast x 12'9" (3.278m to back of chimney breast x 3.898m)

Patio door to the rear elevation. Fire surround. Radiator. Open hatch to the kitchen area.

## Kitchen

6'5" extends to 8'8" x 16'4" max (1.976m extends to 2.649m x 5.002m max)

Base and wall units with sink. Window to the side elevation.

## Rear Lobby

Window to the side elevation. Rear entrance door.

## Ground Floor WC

WC. Window to the rear elevation.

## First Floor Landing

Access to rooms off.

## Bedroom One

11'2" x 11'3" + bay (3.425m x 3.445m + bay)

Window to the front elevation. Radiator.

## Bedroom Two

11'4" to back of chimney breast x 11'3" (3.456m to back of chimney breast x 3.433m )

Window to the rear elevation. Radiator. Wall mounted gas fired central heating boiler (not tested).

## Bedroom Three

6'0" x 7'10" (1.852m x 2.412m )

Window to the front elevation. Radiator.

## Bathroom

5'10" x 5'7" (1.803m x 1.707m )

Suite of bath and basin. Window to the rear elevation. Radiator. Access to roof void.

## Outside

Garden areas to the front and rear. Garage at the rear (in need of attention/replacement).

## Energy Performance Certificate

The current energy rating on the property is D (67).



### 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 B for Council Tax purposes. Local Authority Reference Number 00230130005906. 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 your agency agreement for any early termination costs or charges which may apply.

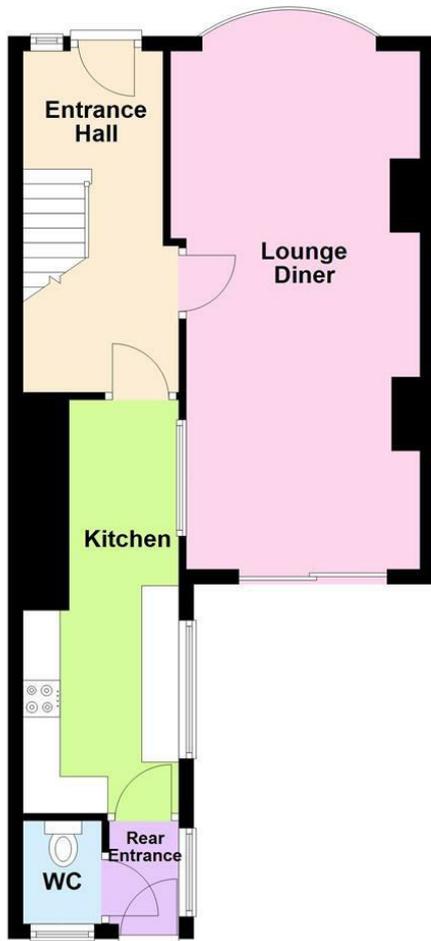


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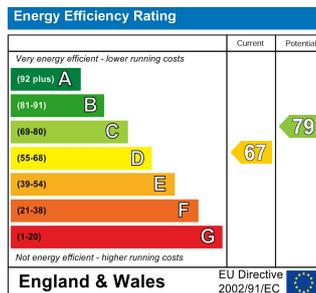
**Ground Floor**



**First Floor**



**59 Stephenson Street, Hull**



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