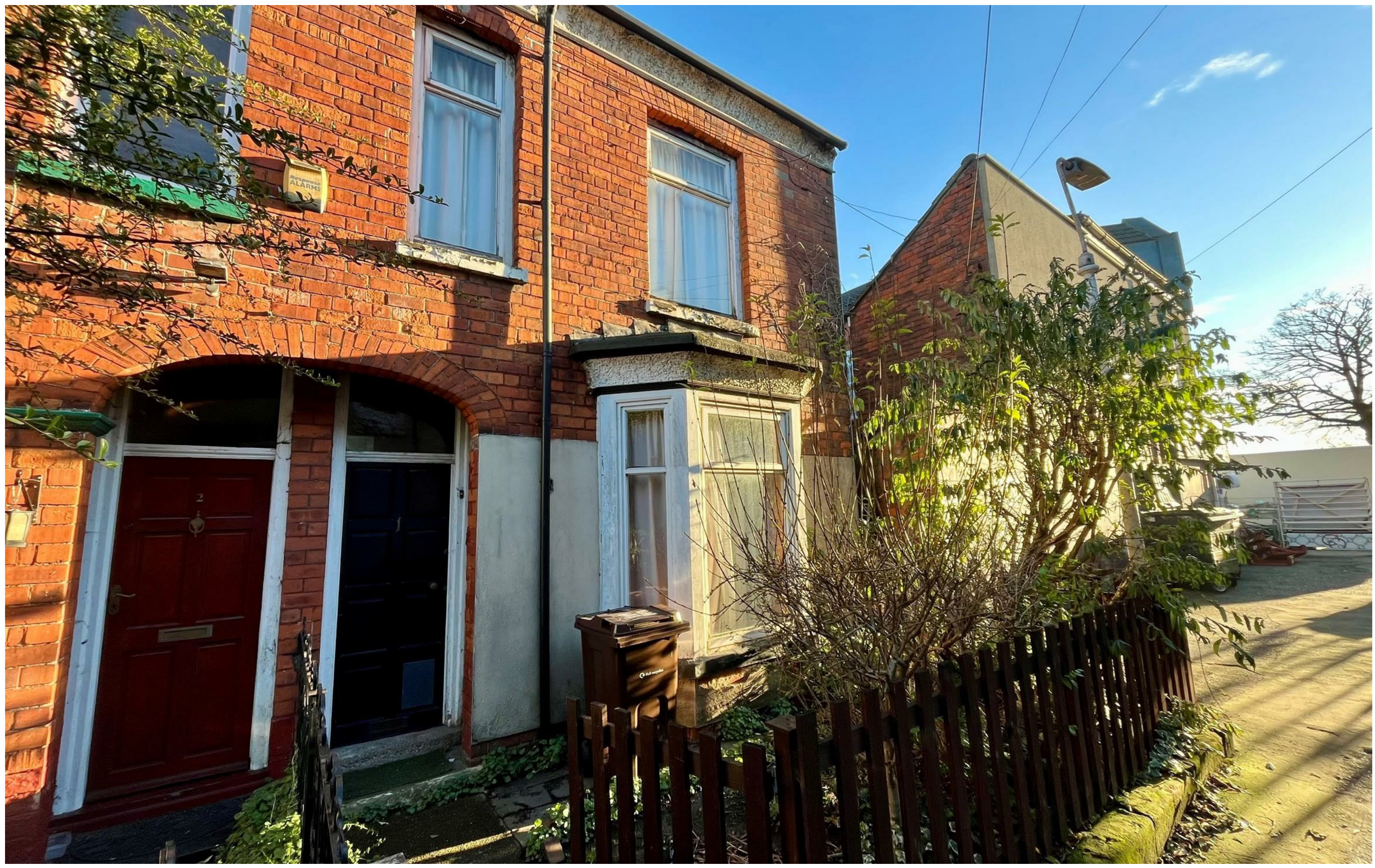
LEONARDS

SINCE 1884

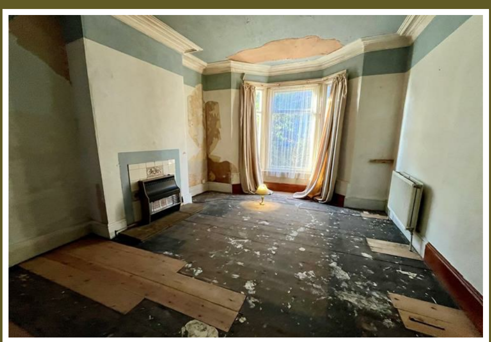
Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants

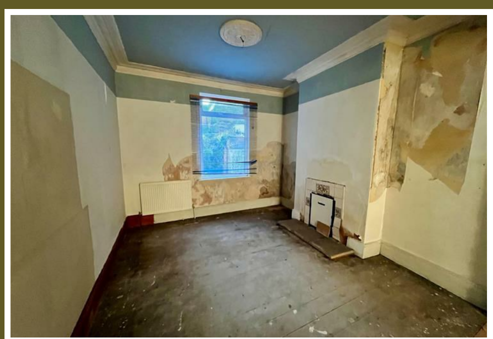


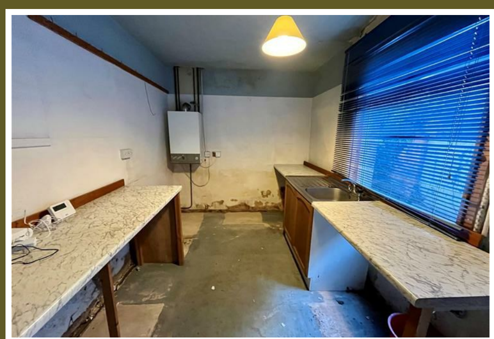
1 Myrtle Villas, Spring Bank, Hull, HU3 1NR

- **Two Bedroom Semi Detached House**
- **Requires Updates and Improvements Throughout**
- **Entrance Hall with Stairs off**
- **Rear Facing Kitchen**
- **Small Yard Areas**
- **Located off Spring Bank**
- **Ideally Suited To The Cash Buyer**
- **Lounge and Dining Area**
- **Two First Floor Bedrooms and Bathroom**
- **Gas Fired Central Heating System and Part Double Glazing**

Offers Over £45,000







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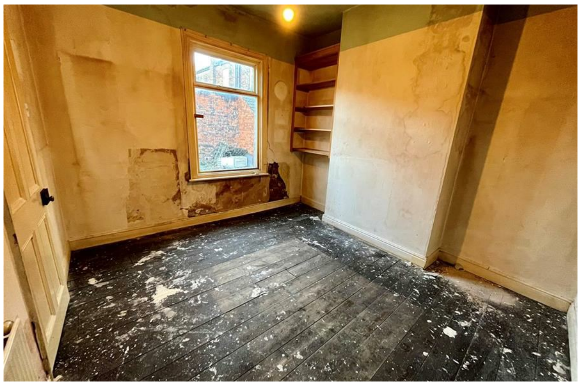
NAEA National Association of Estate Agents

RICS

1 Myrtle Villas, Spring Bank, Hull, HU3 1NR

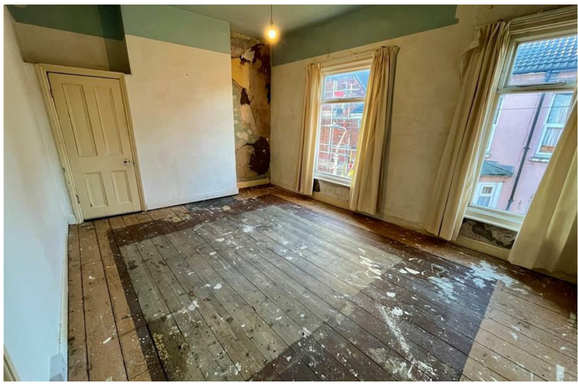
Vacant two bedroom semi detached house. Offered for sale with No Forward Chain. The property requires a scheme of updating and improvements throughout. Located off Spring Bank, the house is surrounded by mainly commercial units. The accommodation comprises:- Entrance with stairs off, lounge and dining areas, kitchen, first floor landing, two bedrooms and a bathroom. Front and rear yard areas. Gas fired central heating system and part double glazing. Viewing via Leonards.



Location
Located off Spring Bank, the property is well placed for a host of local shops nearby. Within a short commute of the city centre and its respective amenities.

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

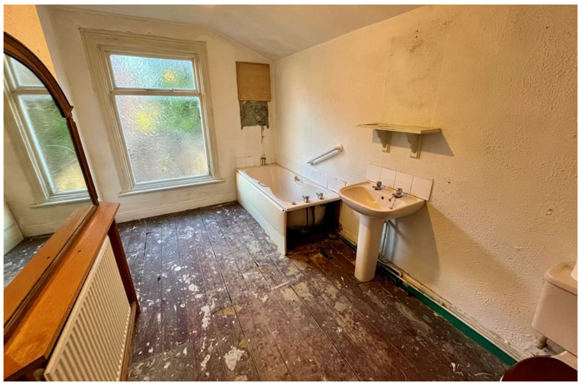
Lounge Area
12'6" x 11'10" + bay (3.829m x 3.608m + bay)
Bay window to the front elevation. Fire surround. Radiator. Opening into:



Dining Area
11'5" x 12'6" (3.485m x 3.827m)
Window to the rear elevation. Radiator.

Kitchen
8'1" x 13'3" (2.470m x 4.060m)
Base unit. Work top with sink unit. Space for appliances. Wall mounted gas fired central heating boiler. Radiator. Window and side entrance door.

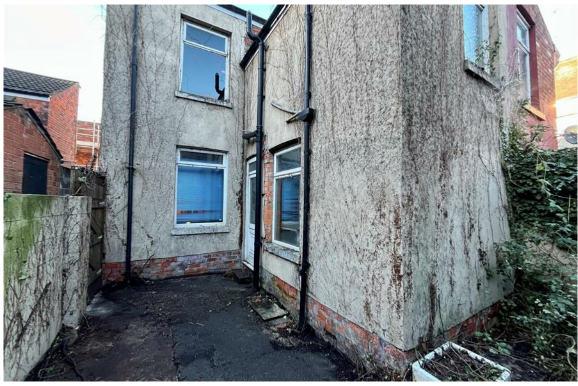
First Floor Landing
Access to rooms off.



Bedroom One
14'11" to cb x 11'10" (4.566m to cb x 3.624m)
Two windows to the front elevation. Radiator. Cupboard.

Bedroom Two
11'0" to back of cb x 12'0" (3.373m to back of cb x 3.670m)
Window to the rear elevation. Radiator.

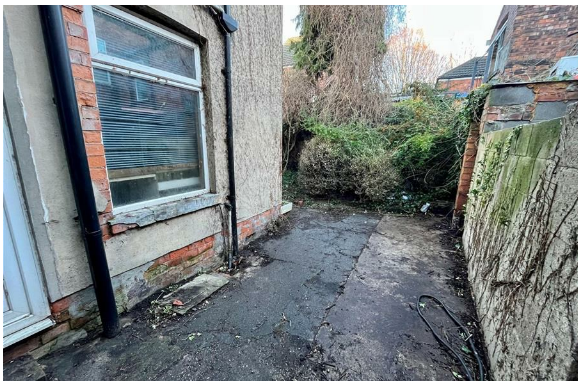
Bathroom
8'0" x 13'2" (2.444m x 4.037m)
Suite of bath, basin and WC. Window to the rear elevation. Radiator.

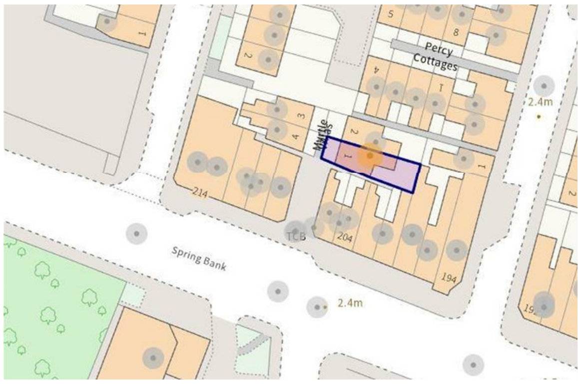


Outside
Front and rear yard areas.

Energy Performance Certificate
The current energy rating on the property is D (57).

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 00090002000101. 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.

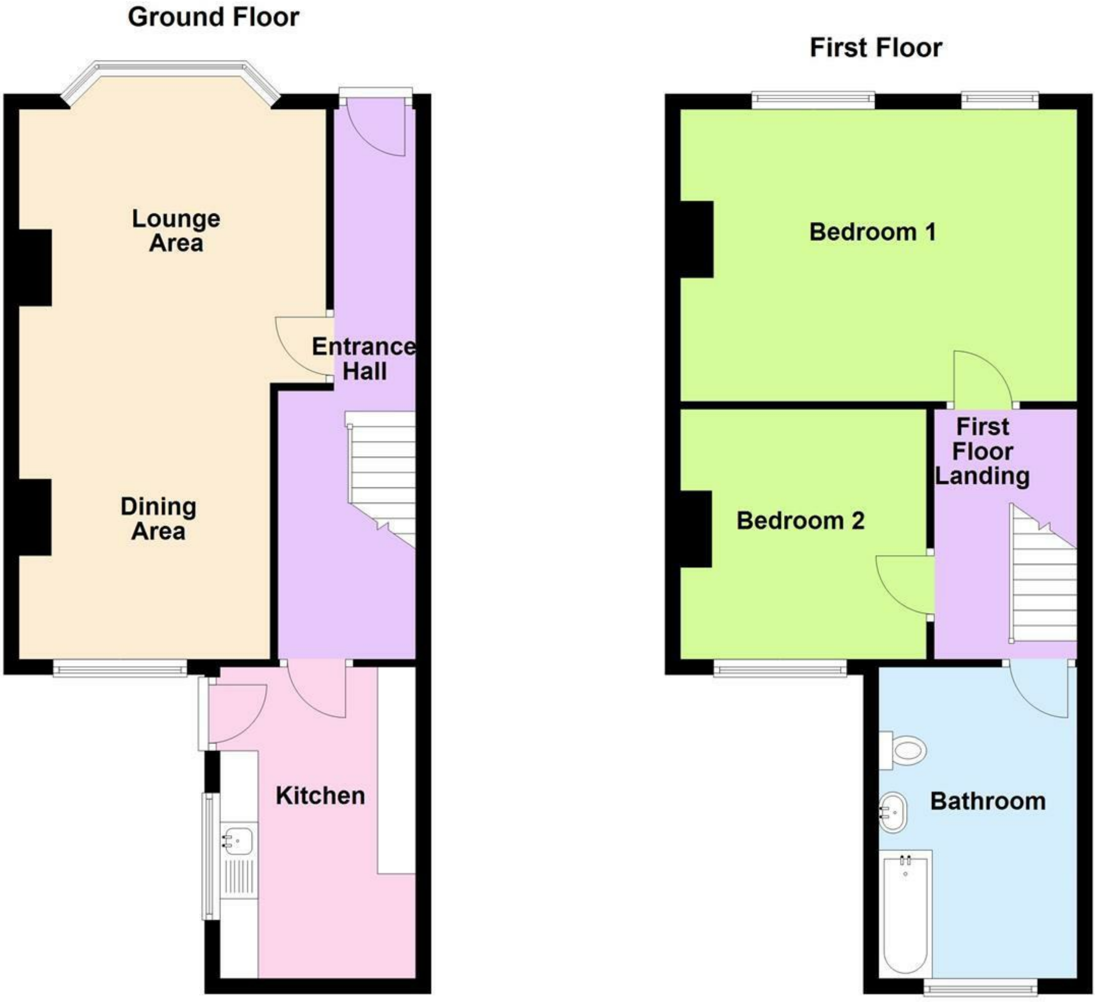
Services
The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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.



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