



31 Watt Street, Hull, HU9 3BJ

- Three Bedroom End Terrace House
- Entrance Hall with Stairs off
- Kitchen with Cloakroom WC off
- Three Bedrooms and Shower Room
- Rear Garden Area with Summerhouse and Shed
- Well Presented Accommodation
- Lounge and Separate Dining Room
- First Floor Landing
- Front Off Road Parking Area
- No Forward Chain

Offers In The Region Of £180,000



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31 Watt Street, Hull, HU9 3BJ

Nestled in the vibrant area of Watt Street, Hull, this charming end-terrace house presents an excellent opportunity for families and professionals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office. The house features a well-appointed shower room, ensuring convenience for all residents. The layout is practical and flows seamlessly, making it easy to enjoy both private and communal spaces. One of the standout features of this property is the parking provision for two vehicles, a rare find in urban settings, which adds to the overall appeal. The location is well-connected, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a balance of city life and community spirit. This end-terrace house on Watt Street is not just a place to live; it is a home where memories can be made. With its combination of space, functionality, and a prime location, it is a property that should not be missed. Whether you are looking to settle down or invest, this home is ready to welcome you.



Location

The property is located on 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 five minute drive.



External Porch

Main front entrance door provides access into:

Entrance Hall

Stairs lead off to the first floor accommodation. Wooden effect flooring. Radiator.

Lounge

11'11" to back of chimney breast x 14'4" into bay (3.403m to back of chimney breast x 4.383m into bay)

Window to the front elevation. Inset log burner with timber mantel above. Wooden effect flooring. Radiator.



Dining Room

12'0" to chimney breast x 10'11" (3.678m to chimney breast x 3.347m)

Feature tiled fireplace. Cupboards and drawers to one side of the chimney breast. French doors to the rear garden. Wooden effect flooring. Radiator.

Kitchen

6'11" x 11'0" (2.125m x 3.357m)

Containing a range of base and wall units. Work surfaces with sink unit. Space for appliances of cooker, fridge/freezer and washing machine. Windows to the side and rear elevations. Rear entrance door. Radiator.

Cloakroom WC

Suite of WC and corner wall mounted wash hand basin.

First Floor Landing

Access to roof void which contains the gas fired central heating boiler.

Bedroom One

11'5" to back of chimney breast x 13'4" into bay (3.493m to back of chimney breast x 4.089m into bay)

Bay window to the front elevation. Feature fireplace. Cupboard. Radiator. Wooden effect flooring.



Bedroom Two

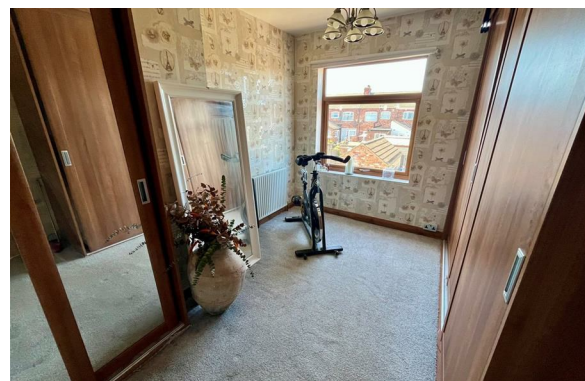
9'4" to back of chimney breast x 12'0" (2.869m to back of chimney breast x 3.677m)

Window to the rear elevation. Range of wardrobes. Radiator.

Bedroom Three

5'7" x 7'5" (1.708m x 2.276m)

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



Shower Room

7'3" x 8'9" (2.220m x 2.690m)

Fitted with suite of twin wash basins with cupboards beneath. Double sized shower tray with mains plumbed shower. WC. Part tiled walls. Tiled flooring. Towel rail type radiator. Window to the rear elevation. Extractor fan.

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Outside

There is off road parking available at the front of the property. Side pedestrian access leads to the rear garden area. The rear garden has grassed, stoned and paved areas. There is a useful garden shed, log store and summerhouse at far end of the garden.

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.

Energy Performance Certificate

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

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 00230123003109. 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 procuracy 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.

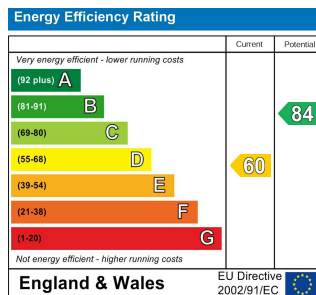
*Where your property is presently being marketed by another agent, please check your agency agreement for any early termination costs or charges which may apply.



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