LEONARDS

SINCE 1884

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

12 Motherwell Close, Hull, East Yorkshire, HU8 0AY

- Three Bedroom Semi Detached House
- Entrance Hall with Stairs off
- Rear Facing Dining Room
- Three First Floor Bedrooms
- Garden Areas to Front and Rear
- No Forward Chain
- Front Facing Lounge
- Kitchen with Units and some Appliances
- Wet Room with Electric Shower
- Off Road Parking and Single Garage

Offers In The Region Of £180,000

512 Holderness Rd, Hull, East Yorkshire HU9 3DS
Tel: 01482 375212
E-mail: info@leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB
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Website: www.leonards-property.co.uk

NAEA National Association of Estate Agents

RICS

12 Motherwell Close, Hull, East Yorkshire, HU8 0AY

Three-bedroom semi detached home, located in a desirable cul-de-sac. Home to the same family for over 50 years is maintained to high standards. An end house with front, rear and side gardens and has the scope for extension (subject to necessary planning and consents). Situated next to a grassy family recreational area with a playpark in the vicinity. Ready for immediate occupation.
The accommodation comprises: Entrance hall, lounge, dining room, kitchen, first floor with three bedrooms and a wet room. Garden areas to the front and rear with off road parking leading to the single garage. Gas warm air heating system and double glazing. Viewing via Leonards.

Location
Located off Burbage Avenue which in turn lies off Hathersage Road and Corona Drive. Has the benefit of being in the catchment area for excellent primary and secondary schools. A short walk to East Park, Tweendykes shopping area and the TransPennine trail (old Hull to Hornsea train line).

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

Lounge
4.21m x 3.69m (13' 10" x 12' 1")
Window to the front elevation. Feature fire surround with electric fire. Access into:

Dining Room
3.14m x 2.53m (10' 4" x 8' 4")
Window to the rear elevation.

Kitchen
3.15m x 2.20m (10' 4" x 7' 3")
Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Part tiled walls. Appliances of electric oven with gas hob. Microwave. Space for washing machine and fridge. Johnson Starley warm air heating system. Windows to the side and rear elevations. Rear entrance door.

First Floor Landing
Access to roof void. Window to the side elevation.

Bedroom One
4.12m x 2.61m (13' 6" x 8' 7")
Window to the front elevation. Wardrobes.

Bedroom Two
2.81m x 2.79m (9' 3" x 9' 2")
Window to the rear elevation. Airing cupboard with tank.

Bedroom Three
3.06m x 2.05m (10' 1" x 6' 9")
Window to the side elevation. Cupboards.

Wet Room
1.89m x 1.88m (6' 3" x 6' 2")
Suite of electric shower unit. Wash hand basin. WC. Window to the rear elevation. Part tiled and panelled walls. Electric fan.

Outside
The property occupies a pleasant garden plot within a cu de sac setting. Benefiting from having a adjoining open space. The front garden is stoned with a side driveway providing off road parking and access to the single garage. The rear garden has grassed, paved and decked areas. There is a small garden shed and playhouse.

Garage
5.01m x 2.76m (16' 5" x 9' 1")
With up and over door. Light and power. Window to the rear.

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 pending.

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.

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 00190280001206. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

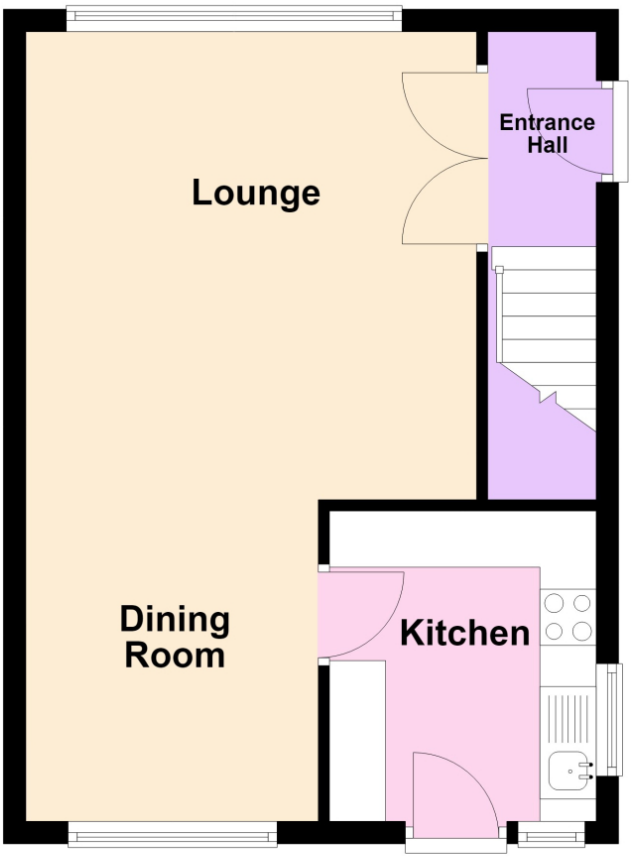
Referral Fees
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of 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

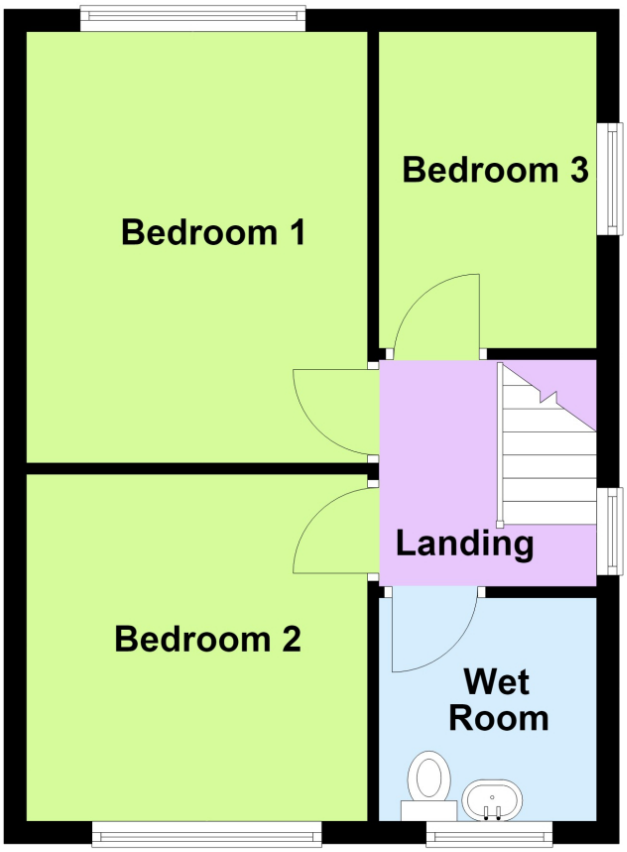
Tenure
The tenure of this property is Freehold.

Viewings
Strictly through the sole agents Leonards 01482 375212/01482 330777

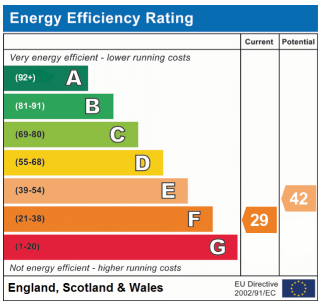
Ground Floor



First Floor



12 Motherwell Close, Hull



Address: Motherwell Close, Hull

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