LEONARDS

SINCE 1884

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



17 Cundall Close, Hull, East Yorkshire, HU9 3AL

- Two Bedroom End Terrace House
- Off Road Parking and a Double Garage
- Entrance Lobby with Stairs off
- Rear Facing Kitchen
- Rear Garden Area
- Located off Southcoates Lane
- Early Viewing Advised
- Front Facing Lounge Diner
- Two Bedrooms and Bathroom
- Double Glazing and Gas Central Heating System

Offers In The Region Of £135,000







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Tel: 01482 375212
E-mail: info@leonards-property.co.uk

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NAEA
National Association of Estate Agents

RICS

17 Cundall Close, Hull, East Yorkshire, HU9 3AL

Two bedroom end terrace house. Offered for sale with No Forward Chain. Improved by the current owner with replacement windows and some new radiators. A rare find for properties of this type and location with a DOUBLE GARAGE (subdivided) an early viewing is highly recommended to fully appreciate the opportunity provided. The accommodation comprises:- Entrance lobby, lounge diner, kitchen, first floor landing, two bedrooms and a bathroom. Front parking area and a rear garden. Viewing via Leonards.



Location
Located off Southcoates Lane, the property is well placed for local amenities nearby. Holderness Road, East Park and The Woodford Leisure centre are all within a short drive.

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



Lounge Diner
4.83m x 3.68m (15' 10" x 12' 1")
Window to the front elevation. Radiator.

Kitchen
2.59m x 3.66m (8' 6" x 12')
Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Built in oven and hob with hood over. Space for freestanding washing machine and fridge/freezer. Radiator. Window to the rear elevation. Rear entrance door..

First Floor Landing
Access to all rooms off.



Bedroom One
4.13m x 2.74m (13' 7" x 9')
Window to the front elevation. Radiator. Wooden effect flooring. Cupboard off housing the gas fired central heating boiler.

Bedroom Two
3.32m x 2.06m max (10' 11" x 6' 9")
Window to the rear elevation. Radiator.

Bathroom
2.38m x 1.54m (7' 10" x 5' 1")
Fitted with a three piece suite of bath with shower attachment to the taps. Wash hand basin. WC. Part tiled walls, Radiator. Window to the rear elevation.



Outside
The property has off road parking available to the front. Side access leads to the double garage. To the rear of the property there is a garden area.

Garage
8`6 x 17`0 + 8`7 x 17`0 (2.616m x 5.204m + 2.619m x 5.197m)
A subdivided garage with a central division which provides access through to each section. With two up and over doors. Light and power. Single side pedestrian access door.

Energy Performance Certificate
The current energy rating on the property is D (68).

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.



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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 for Council Tax purposes. Local Authority Reference Number. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

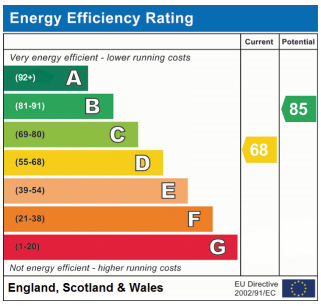
Referral Fees
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of 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. There are three titles associated with this property. One for the house and two separate titles for the garages.

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



Address: Cundall Close, Hull

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