



## 30 Cowgate, Welton, East Yorkshire, HU15 1NB

- Detached Cottage
- Access to A63/M62 Motorway
- Central Location
- Popular West Hull Village
- Viewing Via Leonards
- Two Bath/Shower Rooms
- Three Double Bedrooms
- Three Reception Rooms
- Grade 2 Listed

Offers In The Region Of £250,000



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# 30 Cowgate, Welton, East Yorkshire, HU15 1NB

Detached Grade 2 Listed Period Three Bedroom Cottage with Two Bath/Shower Rooms. Central Location within this popular West Hull Village. Three Reception Rooms, Well Appointed Kitchen with Range Cooker & Various Appliances, Cellar and Utility, Three Double Bedrooms and Useful Loft Store, Bathroom and Separate Shower Room. Convenient for Village Services and access to A63/M62 Motorway Link. Viewing via Leonards.

## Location

The property is centrally located within this popular picturesque west Hull village, being particularly convenient for access to the A63/M62 motorway link, the nearby South Hunsley school and village public house, the Green Dragon. A wider range of services and facilities are available in the nearby village of Brough which include shops, recreational facilities and amenities including a mainline railway station.

## Reception Room

10'2" x 12'9" (3.107m x 3.896m)

Reception room with electric fire. Accessed via the front external door with window to the front elevation and allowing access into Kitchen. Radiator. New carpet and freshly painted

## Lounge / Dining Room

9'3" x 27'1" (2.823m x 8.269m)

A great open planned space benefitting from feature fireplace, windows to the front and rear and radiators. New carpet and freshly painted

## Kitchen

8'10" x 18'11" (2.695m x 5.786m)

Kitchen breakfast room having quarry type floor and hand made fitted kitchen including base drawer wall units having solid oak work surfaces and mosaic tile splashback, breakfast bar, inset Range Master gas cooker with extractor over, sink unit and drainer with mixer tap, integrated fridge and freezer, dishwasher, with feature vaulted ceiling. Steps down to the cellar. Behind a panelled door is the staircase to the first floor;

## First Floor

Allowing access to all three bedrooms, Bathroom & Shower Room.

## Bedroom One

10'3" to back of cb x 12'10" (3.134m to back of cb x 3.916m)

Double bedroom with window to the front, feature fireplace, storage cupboard and radiator. New carpet and freshly painted.

## Bedroom Two

9'10" back of cb x 12'9" (3.005m back of cb x 3.897m)

Double bedroom with hard flooring, feature fireplace and window to the front. Radiator.

## Bedroom Three

8'11" x 10'5" (2.738m x 3.183m)

The third Bedroom has a window to the rear, panelled door allowing access into the loft space. New carpet and freshly painted, radiator. New carpet and freshly painted

## Loft Space

A great addition to the property offering ample storage space.

## Shower Room

5'5" x 6'2" (1.663m x 1.887m)

With shower cubicle, low flush W.C. Pedestal wash hand basin and again with tubular radiator and extractor unit.

## Bathroom

9'0" x 7'3" (2.759m x 2.212m)

Bathroom having full suite including roll top enamel bath, pedestal wash hand basin and W.C., all with brass fittings, tubular panel radiator and cupboard housing gas combination boiler, window to the rear and radiator.

## Outside

On street parking available on Ingmires with pedestrian access to rear flagged courtyard style garden, incorporating brick garden store with outside tap.



## 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.

## Grade 2 Listed Property

Entry number 1103333 from 3rd March 1988. List entry name and statutory address - 30 and 32 Cowgate, Welton.

## Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number WEL024030000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

## Energy Performance Certificate

The current energy rating on the property is - E (52).

## 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.

## 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.

## 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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Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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