



31, Hyde Park Road, Kingswood, Hull, East Yorkshire, HU7 3AS

- Two Bedroom Mid Terrace House (row of three properties)
- Entrance Hall with Stairs off
- Front Facing Lounge
- Two First Floor Bedrooms and Bathroom
- Allocated Car Parking Space
- No Forward Chain
- Cloakroom/WC
- Rear Facing Dining Kitchen
- Rear Garden Area
- Gas Central Heating System and Double Glazing

Offers In The Region Of £149,950



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

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

Website: www.leonards-property.co.uk

31, Hyde Park Road, Kingswood, Hull, East Yorkshire, HU7 3AS

Two bedroom mid terrace house (row of three properties), located close to the Kingswood retail park. The accommodation comprises:- Entrance hall, cloakroom/WC, lounge, dining kitchen, first floor landing, two bedrooms and bathroom. Single allocated car parking space and a rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Conveniently located within the poplar Kingswood development, the property is well placed for a host of amenities including an Asda superstore, Boots, cinema, David Lloyd leisure centre and additional retail and leisure facilities.

Entrance Hall

Main front entrance door provides access into the property, radiator, stairs lead off to the first floor accommodation and access into the ground floor rooms off.

Cloakroom WC

Low flush WC, wash hand basin, radiator and window to the front elevation.

Lounge

4.24m x 3.06m (13' 11" x 10')

Window to the front elevation, radiator and under stairs cupboard.

Dining Kitchen

2.41m x 4.07m (7' 11" x 13' 4")

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven with gas hob and hood over. Space for washing machine and fridge/freezer. Concealed gas fired central heating boiler, radiator, window to the rear elevation with adjoining French doors to the rear garden area.

First Floor Landing

Access to roof and doors to all rooms off.

Bedroom One

2.76m x 4.08m (9' 1" x 13' 5")

Two windows to the front elevation, radiator and store cupboard.

Bedroom Two

1.92m x 4.08m (6' 4" x 13' 5")

Window to the rear elevation and radiator.

Bathroom

1.88m x 1.90m (6' 2" x 6' 3")

Fitted with a three piece suite of bath with mixer tap and shower attachment and screen, wash hand basin and WC. Part tiled walls, radiator and extractor fan.

Outside

The property has a single allocated car parking space to the front. There is a rear garden area with decking and a lawn area along with a garden shed.

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 C (78).

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 00270143003101. 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 procurement 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>

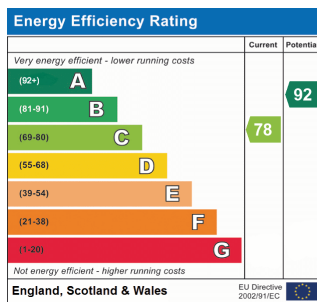
Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777





Address: Hyde Park Road, Kingswood

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