



19 Hollywell Close, Hull, HU9 4HW

LEONARDS

(Established 1884)

- Modern semi detached house
- Two bedrooms, GCHS DG

- Lounge and dining kitchen
- Parking, Rear garden

- Ideal for the first time buyer or investor.
Tenants in Situ
- Viewing Recommended

EXCELLENT OPPORTUNITY - A modern semi detached house in a population location. The property is well presented and benefits from gas fired central heating and double glazing comprising an entrance porch, lounge and fitted dining kitchen to the ground floor. Two bedrooms and bathroom to the first floor. Parking to the front of the property and low maintenance garden to the rear. The property is currently rented and offers a good investment opportunity or an ideal opportunity for the first time buyer. VIEWING HIGHLY RECOMMENDED

Price £67,500



GROUND FLOOR

ENTRANCE

Enter via an uPVC double glazed door into an entrance porch.

ENTRANCE PORCH

Radiator and laminate flooring. Door leading into the lounge.

LOUNGE 17'2 x 12'0 (5.23m x 3.66m)

With double glazed window to the front aspect. Laminate flooring. Fitted gas fire in marble surround. Radiator and under stairs cupboard. Door leading into the kitchen.

DINING KITCHEN 11'11 x 6'10 (3.63m x 2.08m)

With double glazed patio door to the rear aspect. Radiator. Wall mounted gas boiler. Single drainer sink unit with mixer tap. Range of built in wall and floor units with worktop surfaces, cupboards and drawer units. Gas hob and electric oven with extractor hood over. Tiled splash back areas.

FIRST FLOOR LANDING

With loft access and doors leading into all rooms.

BEDROOM ONE 12'0 x 9'8 (3.66m x 2.95m)

With double glazed window to the rear aspect and radiator.

BATHROOM 6'9 x 5'5 (2.06m x 1.65m)

Installed with panelled bath with electric shower over, pedestal wash basin and low level flush WC. Radiator and double glazed window to the side aspect. Vent. Fully tiled walls.

BEDROOM TWO 11'11 x 8'9 (3.63m x 2.67m)

With radiator. Built in airing cupboard and double glazed window to the front aspect.

EXTERNAL

Forecourt parking area with borders to the front. Attractive and easily managed low maintenance rear garden area with slate and gravel chippings and borders, with fencing to the surrounds.

SERVICES

The mains services of water, gas and electric are connected. The property has a boiler providing gas central heating to panelled radiators and a cylinder tank for the hot water.

OUTGOINGS

From Internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number:0036008100190B. Prospective buyers should check this information before making any commitment to purchase the property.

LEASE/RENT DETAILS

The current tenants are on an Assured Shorthold Tenancy which commenced on 22nd March, 2008 and are paying £400pcm.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on this property is D.

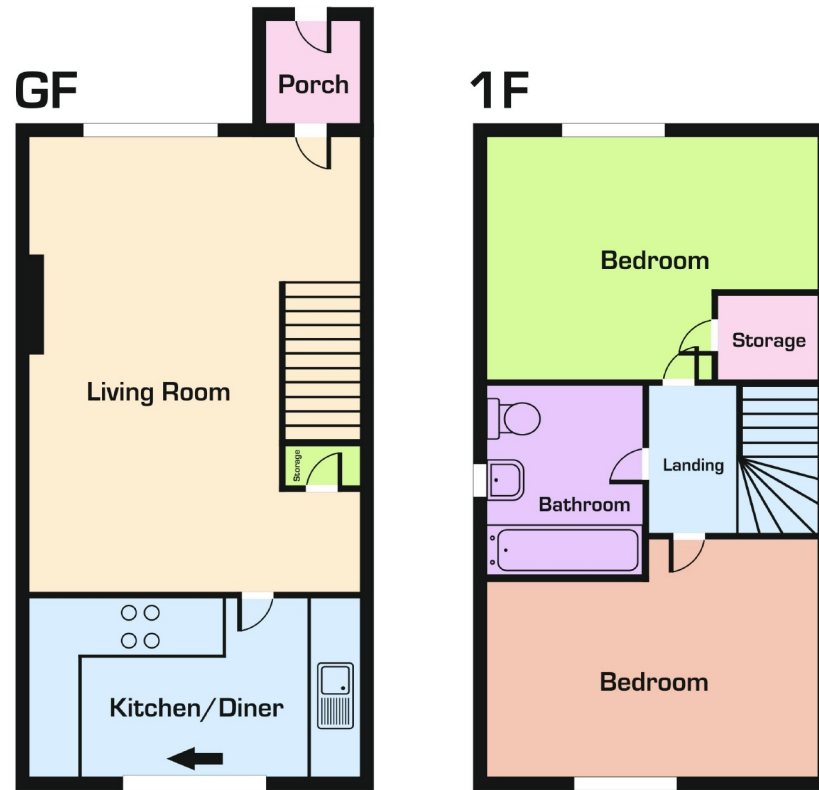
VIEWINGS

Strictly by appointment with the Sole Agent on (01482) 375212.

VALUATION/MARKET APPRAISAL

Thinking of selling your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the selling of properties throughout Hull and the East Riding of Yorkshire.





19 Hollywell Close
Room identification plan not to scale



Energy Rating - D

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 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

