



99 Mostyn Street, Leicester LE36DU

MOORE
& YORK



Property at a glance:

- Victorian Terraced Home
- Excellent Potential
- Lounge, Dining room & Kitchen
- Two Bay Cellar
- Short Drive DMU & Leicester City Centre
- No Onward Chain
- Gas Central Heating & D\G

Asking Price £150,000 Freehold



Victorian three bedroom terraced home ideally located within a short drive of the Leicester City Centre, the main railway station and De-Montfort University. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining room with access to cellar, kitchen and shower room and to the first floor three bedrooms and stands with easily maintainable garden to rear. The property offers excellent potential and we recommend a early viewing.

DETAILED ACCOMMODATION

Sealed double glazed door leading to;

LOUNGE

11' 4" x 11' 4" (3.45m x 3.45m) Radiator, UPVC sealed double glazed window, meters cupboard.

DINING ROOM

14' 1" x 11' 4" (4.29m x 3.45m) Radiator, UPVC sealed double glazed window, access to double bay cellar, stairs to first floor.

KITCHEN

9' 5" x 5' 4" (2.87m x 1.63m) Comprising sink unit with cupboards under, radiator, UPVC sealed double glazed window.

LOBBY



SHOWER ROOM

6' 5" x 5' 2" (1.96m x 1.57m) Comprising tiled shower area, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

FIRST FLOOR LANDING

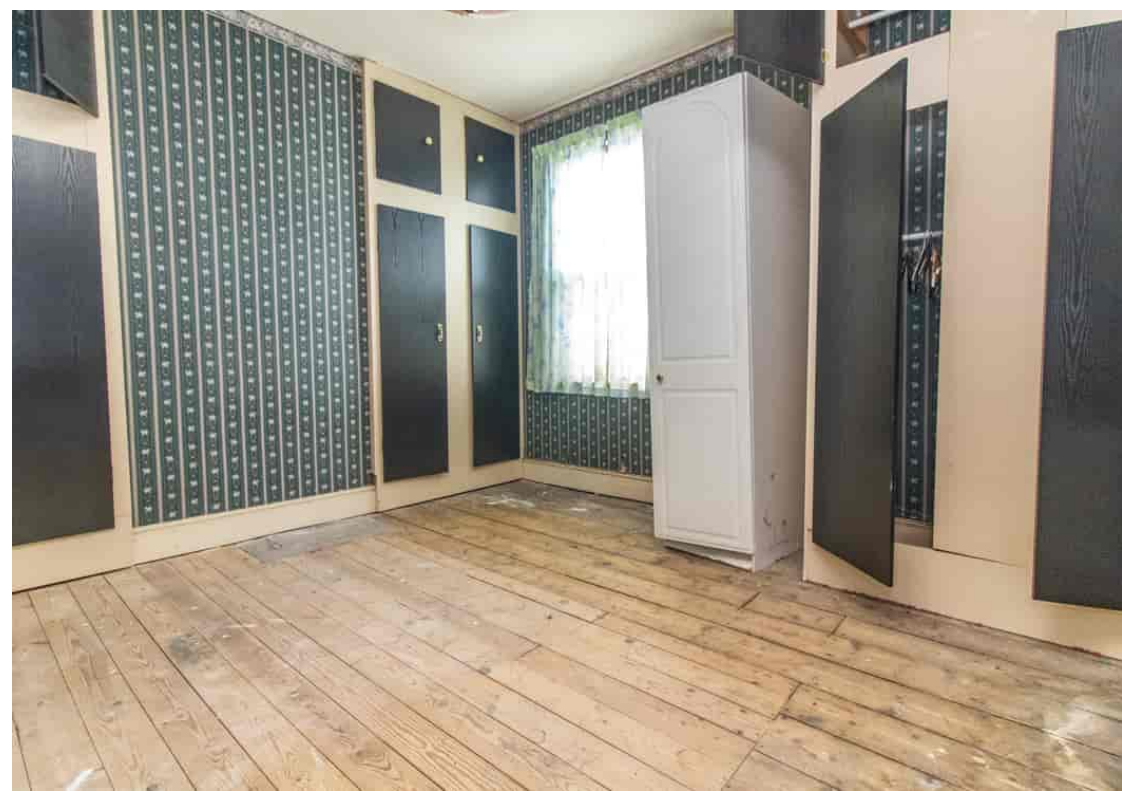
Access to loft with pull down ladder.

BEDROOM 1

11' 10" x 11' 3" (3.61m x 3.43m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

11' 2" x 10' 1" (3.40m x 3.07m) UPVC sealed double glazed window, over stairs cupboard.



BEDROOM 3

9' 1" x 7' 0" (2.77m x 2.13m) UPVC sealed double glazed window, wall mounted Ideal central heating boiler.

OUTSIDE

Easily maintainable garden to rear.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

COUNCIL TAX BAND

Leicester A

EPC RATING

TBC

TENURE

Freehold

IMPORTANT INFORMATION

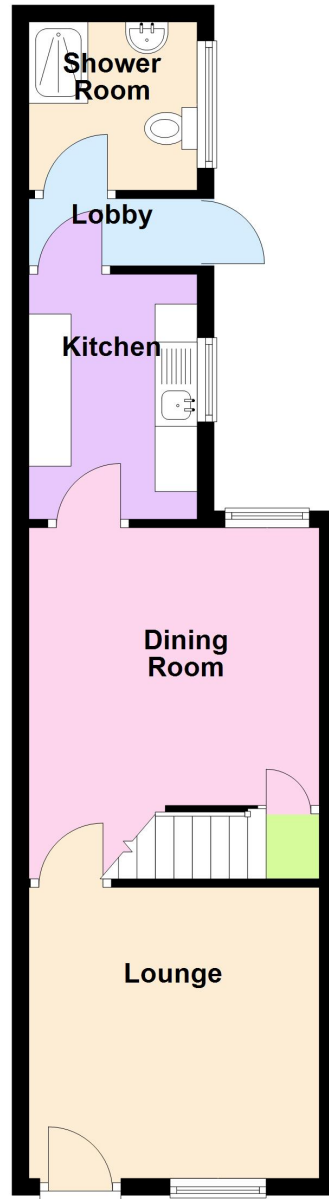
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

PROPERTY INFORMATION QUESTIONNAIRE

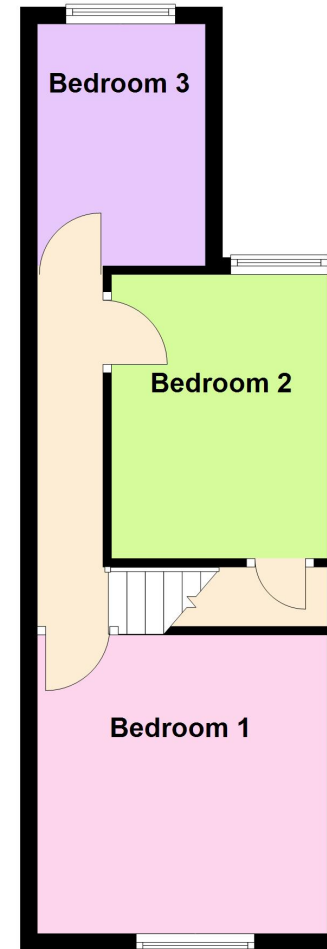
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

