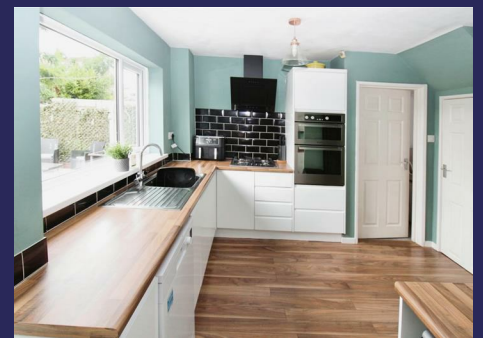
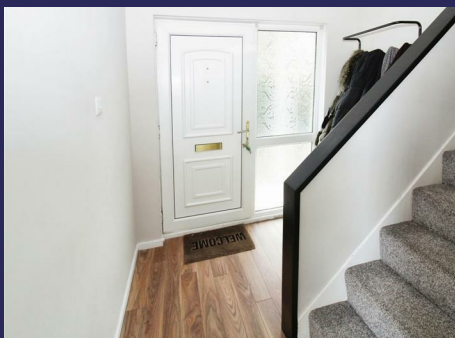


Whitakers

Estate Agents



41 Leconfield Close, Hull, HU9 5AX

Asking Price £129,950

Enjoying a quiet cul de sac position just a short stroll away from local shops, schools and a play park, this spacious end house represents a fabulous opportunity for the growing family.

The beautifully presented accommodation comprises reception hall, lounge and dining area, fitted kitchen with appliances, three bedrooms of good proportion and a contemporary first floor bathroom with full suite and an independent shower unit.

Set within enclosed gardens to three sides, with open aspect to the immediate rear, the property is a must view for the family looking for that little bit of extra room and internal inspections are urged in order to appreciate and avoid disappointment.

Reception Hall. 6'10" x 6'6" (2.10 x 2.00)
With staircase off, laminate flooring and a radiator

Lounge 13'7" x 10'11" (4.15 x 3.35)
Window to the front aspect, a radiator and opens to :

Dining Area 9'6" x 7'8" (2.90 x 2.35)
Window to the rear aspect and a radiator

Kitchen 12'11" x 11'1" (3.95 x 3.40)
A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Window to the rear aspect, two storage cupboards, laminate flooring, a contemporary style tall radiator, partially tiled walls and integrated appliances include a dish washer, electric oven and grill, four ring gas hob and a contemporary style over head extractor canopy

Landing
With a storage cupboard and giving access to :

Bedroom One 11'11" x 11'3" (3.65 x 3.45)
Window to the front aspect, a radiator and a range of stylish fitted wardrobes and drawers.

Bedroom Two 11'11" x 8'4" (3.65 x 2.55)
Window to the side aspect, a radiator and a built in storage cupboard

Bedroom Three 8'10" x 8'4" (2.70 x 2.55)
Window to the rear aspect, a radiator and again with stylish fitted wardrobes and there is a dressing table unit.

Bathroom
A stunning suite to comprise an "eye" shaped free standing bath, wash hand basin within a vanity unit and a dual flush low level wc. The walls are majority tiled, there is a heated towel rail, three window to the rear aspect, spotlights to the ceiling and there is a plumbed shower unit within an independent enclosure.

Gardens
There are gardens to three sides of the property with the rear being laid mainly to lawn with an "L" shaped paved patio area and there is a garden shed of good proportion which has an electricity supply. Beyond the rear garden is a communal green area which gives the rear of the property an open aspect.

Tenure
This property is Freehold

Council Tax
Hull City Council - Band A

Additional Services:
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

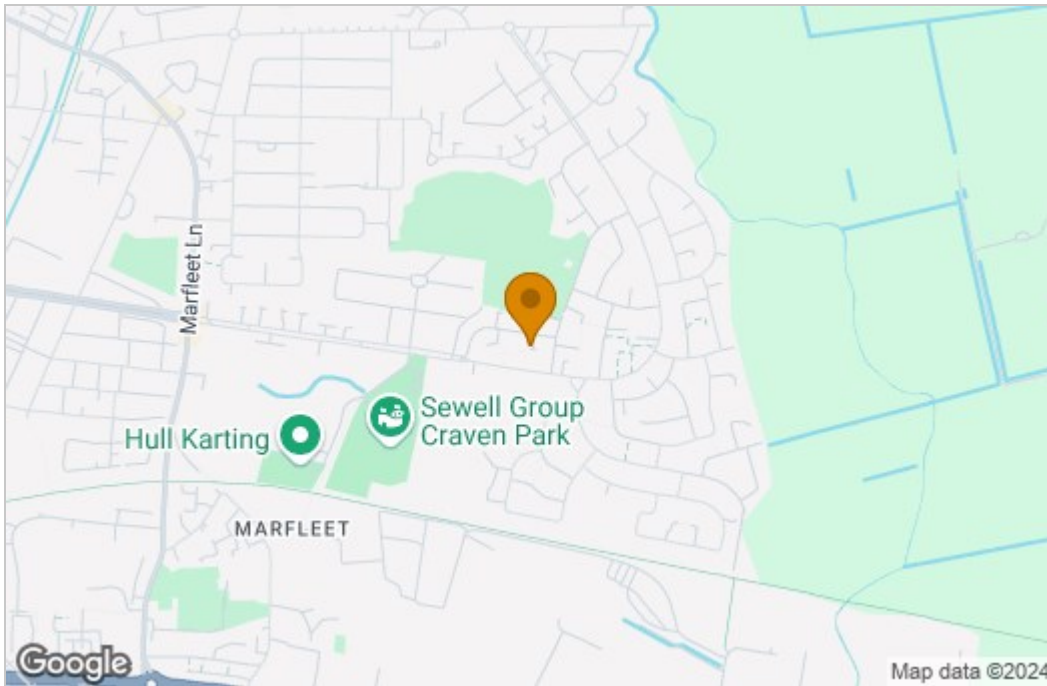
Free Market Appraisals/Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -Low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Basic 6 Mbps Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

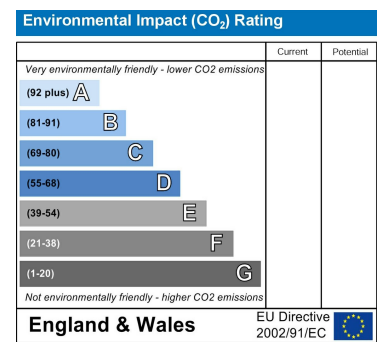
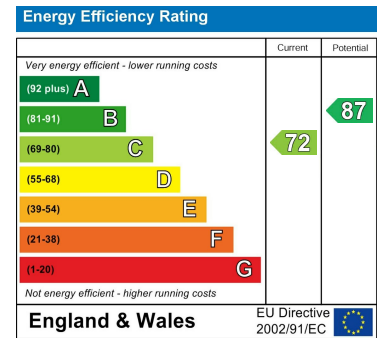
Whitakers Estate Agent Declaration:
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.