

Whitakers

Estate Agents



503 Leads Road, Hull, HU7 4XT

Offers In The Region Of £195,000

THIS STUNNING 3 BEDROOMED SEMI-DETACHED HOME REALLY NEEDS TO BE VIEWED TO BE FULLY APPRECIATED!

Having been extensively improved and remodelled by the current owners to the a very high standard, this represents an outstanding opportunity to purchase a spacious family home in a popular and sought after location, available in true "move-in" condition!

Well situated just a short walk from historic Sutton Village and its wealth of leisure facilities, the property also enjoys excellent transport links into and around the City.

Briefly comprising: entrance hallway, lounge, modern contemporary dining kitchen and stunning bathroom to the ground floor, there are 3 generously sized bedrooms and a modern shower room to the first floor.

Also benefitting from private driveway parking for multiple vehicles, a detached garage which has been converted to provide a garden office/bar and a spacious rear garden together with gas central heating and UPVC glazing throughout, internal inspection is strongly recommended!

The Accommodation Comprises

Entrance Hallway



Composite door into entrance hallway with laminate flooring and central heating radiator. Carpeted stairs lead to first floor and internal door into.....

Lounge 15'9 x 14'5 (4.80m x 4.39m)



Continuation of laminate flooring into lounge with UPVC walk-in front bay window, tower central heating radiator and feature fireplace with log burner.

Dining Kitchen 9'6 x 17'10 (2.90m x 5.44m)



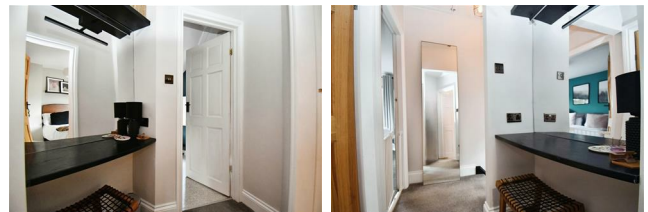
Door from lounge into modern dining kitchen with a range of modern contemporary fitted wall and base units, contrasting work surfaces and tiled splash-backs. 4 ring halogen hob with extractor over and electric oven below, Belfast style sink with boiling water tap. Integrated dish washer, plumbing for automatic washing machine and column radiator. Ceiling spotlights, vinyl tiled flooring and UPVC door and window to rear garden.

Ground Floor Bathroom 7'10 x 5'10 max (2.39m x 1.78m max)



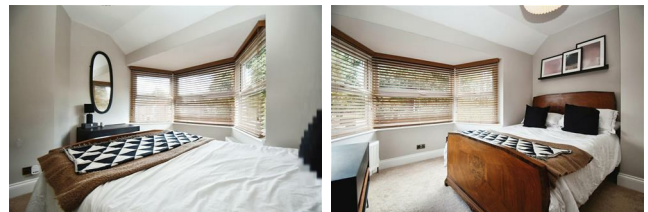
Luxurious bathroom featuring bath with mains shower over and mixer taps with hand held shower attachment, low flush wc, and hand wash basin. Tiled walls and flooring, ceiling spot lights and UPVC window to side aspect.

First Floor Landing



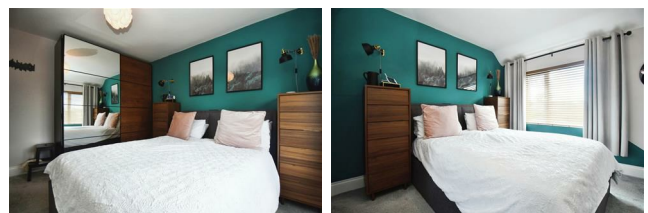
Stairs from entrance hallway to first floor landing with carpeted flooring, seating area and UPVC window to side aspect.

Bedroom One 13'2 x 10'2 (4.01m x 3.10m)



With fitted sliding wardrobes, UPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Two 12'7 x 11'4 (3.84m x 3.45m)



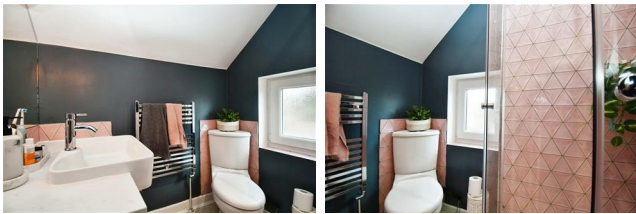
With UPVC front walk-in bay window, carpeted flooring and central heating radiator.

Bedroom Three 9'10 x 7'6 (3.00m x 2.29m)



With UPVC window to rear aspect, part wall panelling, carpeted flooring and central heating radiator.

First Floor Shower Room 6' x 6' max (1.83m x 1.83m max)



Modern shower room comprising shower cubicle with twin head mains shower, low flush corner wc and vanity sink unit. Heated towel rail, vinyl flooring, wall tiling to water sensitive areas and UPVC window to front aspect.

Garage/Office



The detached garage features an up and over door to the front providing ample storage whilst the rear features a versatile space currently used as a bar/office with UPVC glazed door and power supply.

Outside



The low maintenance front garden is paved and gravelled providing off road parking for multiple vehicles together with borders featuring mature plants, trees and shrubs. The private side driveway provides further parking with gates to the rear garden laid mainly to lawn with front and rear patio seating areas, fencing to perimeters and garage.

Tenure

The property is Freehold

Council Tax

Council Tax band B

EPC

EPC rating D

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:

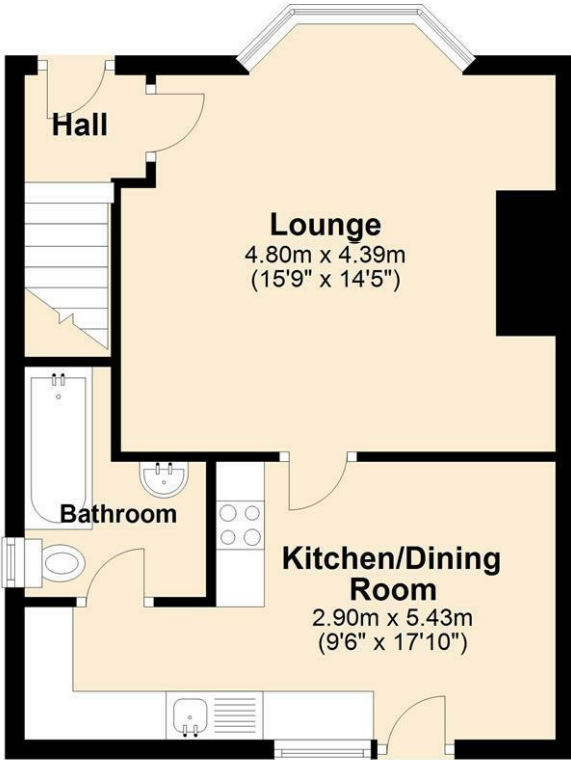
- Construction -
- Conservation Area -
- Flood Risk -
- Mobile Coverage/Signal -
- Broadband -
- Coastal Erosion -
- Coalfield or Mining Area -
- Planning -

Whitakers Estate Agent Declaration:

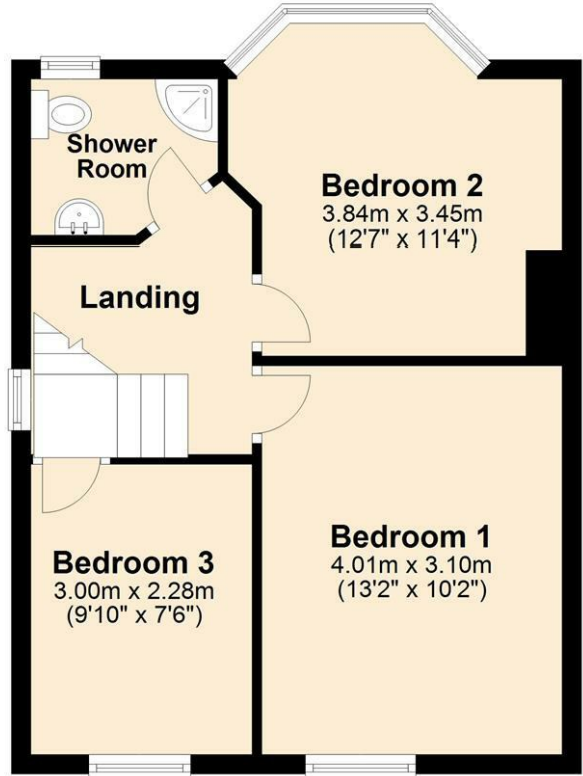
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

Ground Floor

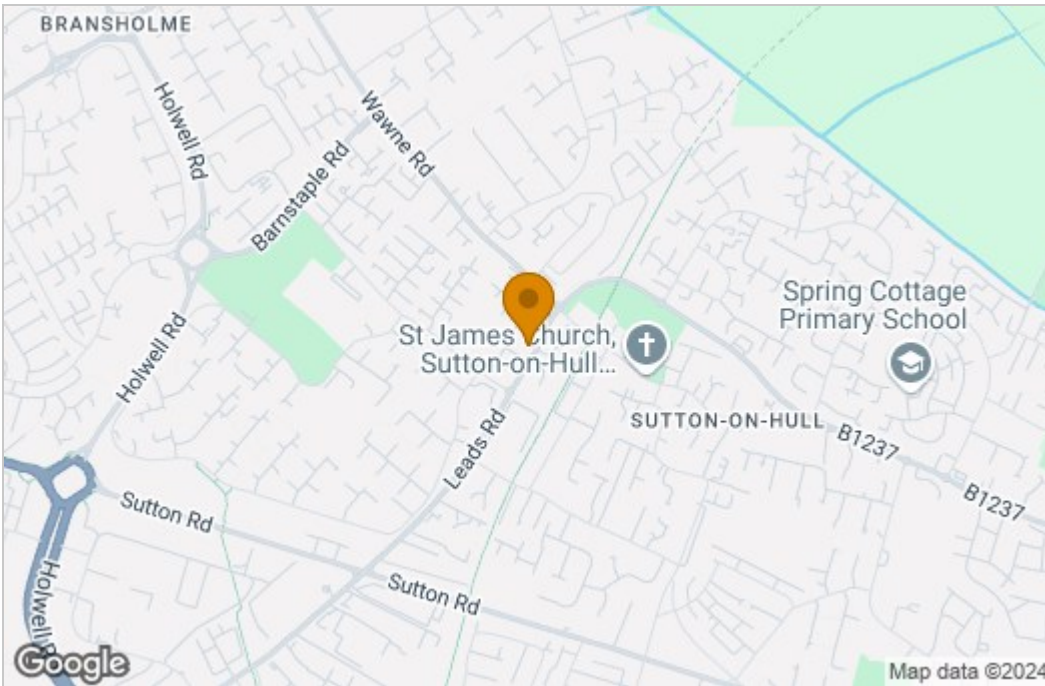


First Floor

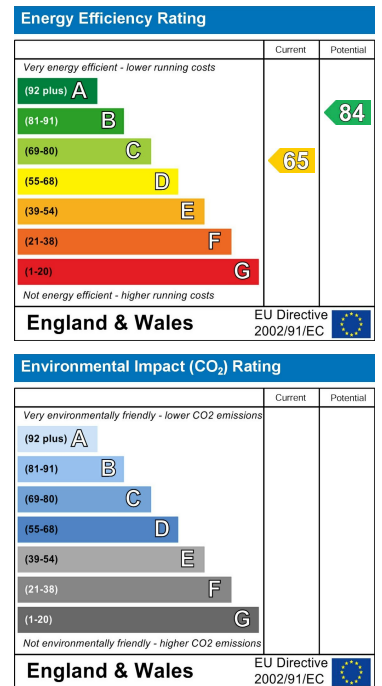


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.