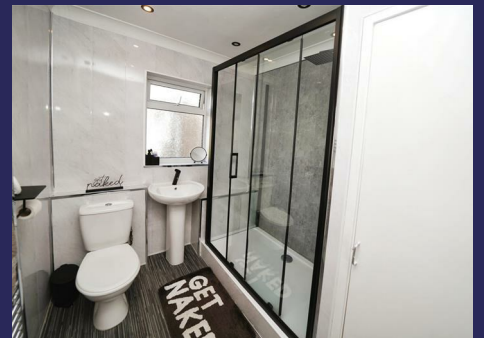


Whitakers

Estate Agents



13 Leonard Close, Hull, HU12 8AH

Offers In The Region Of £170,000

Whitakers are delighted to bring this 3 bedroom Semi-Detached Dormer Bungalow to the market.

Ideally positioned on a peaceful cul-de-sac in the popular Village of Paull, the property has undergone an extensive programme of renovation and improvement by the current owners to offer outstanding family accommodation in "move-in" condition!

Situated just a stones throw from the Village centre and Foreshore, the property briefly comprises; entrance hallway, lounge, dining room, modern fitted kitchen and shower room to the ground floor whilst to the first floor there are 3 generously sized bedrooms!

Having the additional benefit of front and rear gardens, private side driveway and detached garage together with gas central heating and uPVC glazing throughout, internal viewing is strongly advised!

Location: The rural village of Paull lies immediately to the east of the City of Hull with excellent access to the M62 as well as East Hull villages and coastal resorts whilst Hull City Centre is approximately a 15 minute drive away. Fort Paull is also of great historic importance and over the last few years has won awards as a non-profit making museum.

The Accommodation Comprises

Entrance Hallway



Upvc double glazed entrance door and window, gas central heating radiator, under stairs storage cupboard and a dog leg staircase to the landing off.

Shower room



Upvc double glazed window, towel rail gas central heating radiator, panelled walls and fitted with a three piece suite comprising walk in shower cubicle, pedestal wash basin and a low flush WC, coved ceiling and a large storage cupboard.

Lounge 16'8" x 11'0" (5.10 x 3.36)



Upvc double glazed window, gas central heating radiator and a coved ceiling.

Dining Room 13'10" x 9'8" (4.24 x 2.96)



Upvc double glazed patio doors and a gas central heating radiator.

Kitchen 11'11" x 9'10" (3.64 x 3.00)



Two Upvc double glazed windows, Upvc double glazed entrance door, gas central heating radiator, partially panelled and fitted with a range of base wall and drawer units with fitted worktops, twin bowled sink unit with a mixer tap, plumbing for an automatic washing machine, space for a range style cooker and larger fridge, kickboard spotlights and a coved ceiling.

First Floor Landing

Gallery landing with a Upvc double glazed window. Leads to:

Bedroom One 10'5" x 9'8" (3.20 x 2.95)



Upvc double glazed window to the rear elevation, gas central heating radiator, fitted wardrobes and access to the eaves.

Bedroom Two 12'2" x 9'8" (3.72 x 2.95)



Upvc double glazed window to the side elevation, gas central heating radiator and fitted wardrobes

Bedroom Three 9'5" x 10'6" (2.88 x 3.22)



Upvc double glazed window to the front aspect, gas central heating radiator, fitted furniture including a double wardrobe with overhead storage space.

Outside



The property has a large front garden which is gravelled and mainly used for additional off street parking. A shared driveway widens towards a pre-cast garage. The rear garden is lawned with a paved patio and fencing to the perimeter.

Garage

Tenure

This property is freehold

Council Tax

East Riding Of Yorkshire Council - band B

EPC

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/Tile

Conservation Area - No

Flood Risk - Vey Low

Mobile Coverage/Signal - EE, O2

Broadband - Basic 21 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.

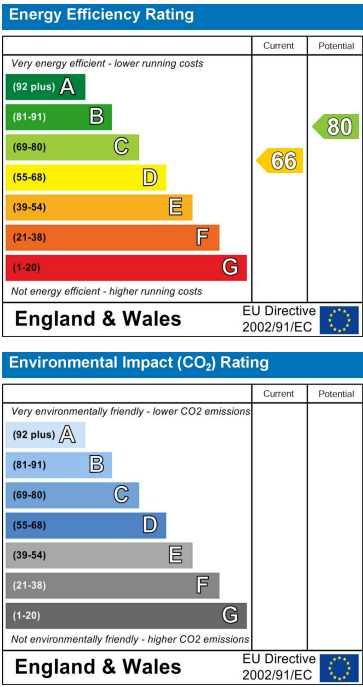
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.